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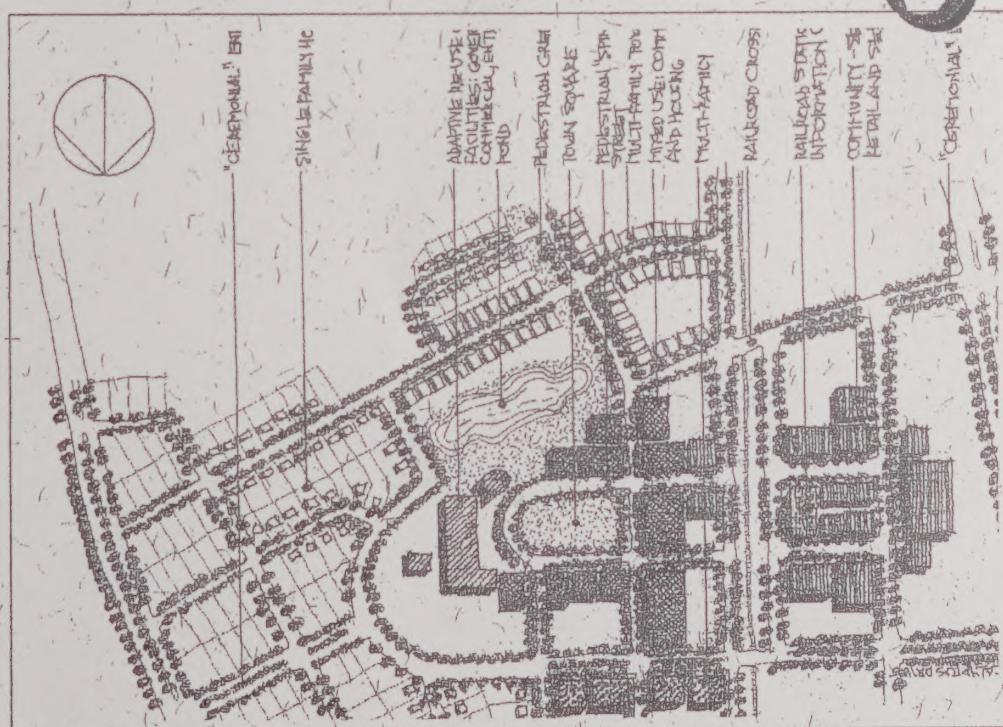
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CITY OF

# American Canyon

## General Plan









# CITY OF AMERICAN CANYON GENERAL PLAN

City of American Canyon  
2185 Elliot Drive  
American Canyon, California 94589

*prepared by:*

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Adopted November 3, 1994



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| Phil Brown       | Interim City Manager     |
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| Keith Caldwell   | Fire Chief               |
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| Kraig Tambornini | Planning Intern          |
| Vicki Zink       | Administrative Secretary |



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## INTRODUCTION

### INTENT

This document is the General Plan for the City of American Canyon. It was adopted by the City Council on November 3, 1994 and has been prepared in accordance with the requirements of the California Government Code Section 65300 et seq. It is the first General Plan for the City, which was incorporated on January 1, 1992.

### ROLE AND PURPOSE OF A GENERAL PLAN

The General Plan is the foundational policy document of the City of American Canyon. It defines the framework by which the physical, economic, and human resources of the City are to be managed and utilized over time. By providing a basis for rational decision making, this document guides civic decisions regarding land use, the design and/or character of buildings and open spaces, the conservation of existing housing and the provision of new dwelling units, the provision of supporting infrastructure and public services, the protection of environmental resources, the allocation of fiscal resources, and the protection of residents from natural and human-caused hazards. The General Plan acts to clarify and articulate the intentions of the City with respect to the rights and expectations of the public, property owners, and prospective investors and business interests. The Plan informs these groups of the goals, objectives, policies, and development standards, of the City and the expectations and responsibilities of all sectors in meeting these.

### STATE REQUIREMENTS

California State law (Government Code Section 65300) requires that each city prepare and adopt a comprehensive, long-term General Plan for its future development. This plan must contain seven elements, including land use, circulation, housing, conservation, open space, noise and safety, and must conform to the guidelines found in the State of California General Plan Guidelines, published by the Office of Planning and Research. In addition to the seven required elements, state law permits cities to include optional elements in their General Plans, thereby providing local governments with the flexibility to address the specific needs and unique character of their jurisdictions.

California State law requires that the day-to-day decisions of a city follow logically from and be consistent with the General Plan. More specifically, Government Code Sections 65860, 66473.5 and 656474 require that zoning ordinances and subdivision and parcel map approvals be consistent with the General Plan.

### ORGANIZATION AND CONTENT OF AMERICAN CANYON'S GENERAL PLAN

American Canyon's General Plan contains the seven elements required by state law, in addition to three optional elements, Utilities, Parks and Recreation, and Economic Development. As defined by the State of California General Plan Guidelines, the mandated and optional elements often overlap in subject matter



and policy direction. To avoid potential redundancy and confusion within the General Plan as well as to provide a cohesive and consistent approach to the planning issues of American Canyon, the General Plan is organized by resource topics rather than the mandated element topics. The following table illustrates the organization of the Plan and the relationship to the state mandated elements.

| <u>Topics/Elements</u>                      | <u>State Mandated Elements</u> |
|---------------------------------------------|--------------------------------|
| 1.0 Land Use                                | Land Use and Open Space        |
| 2.0 Housing                                 | Housing                        |
| 3.0 Economic Development                    | Optional                       |
| 4.0 Circulation                             | Circulation                    |
| 5.0 Utilities                               | Circulation and Optional       |
| 6.0 Public Facilities and Services          | Land Use and Safety            |
| 7.0 Parks and Recreation                    | Open Space and Optional        |
| 8.0 Natural and Historic/Cultural Resources | Conservation and Open Space    |
| 9.0 Geology                                 | Safety and Open Space          |
| 10.0 Flooding                               | Land Use and Safety            |
| 11.0 Noise                                  | Noise                          |

#### ELEMENT STRUCTURE

Each General Plan element contains the following subsections:

- Statutory Requirements
- Opportunities and Constraints (Issues)
- Overview of the Element's Policies
- Goals, Policies and Objectives
  - Goals:** The ultimate purpose of an effort stated in a way that is general in nature and immeasurable.
  - Objectives:** A measurable goal.
  - Policies:** A specific statement guiding actions and implying clear commitment.
- Implementation Programs
  - Actions, procedures, or techniques that carry out the General Plan policy. Each policy is linked to a specific action oriented implementation program.
- Glossary: Provided where appropriate.



## RELATIONSHIP AMONG GENERAL PLAN ELEMENTS

As a comprehensive strategy for the management of the diverse physical, economic and social resources of a city, there is a high level of interrelationship among the topics and elements of the General Plan. The Land Use Element provides for the types, density/intensity, design, and distribution of commercial, residential, industrial, and agricultural land uses as well as public and private open space. The Housing Element addresses the manner in which existing housing will be conserved and new housing will be provided where the Land Use Element permits development. The Economic Development Element establishes methods by which the City can attract specific types of businesses and land uses accommodated by the General Plan and can help maintain these uses at a high level of productivity over time. The Circulation and Utilities Elements identify the types of public infrastructure that the City will need to support the land uses accommodated by the General Plan, and specify how the City can provide that infrastructure. The Public Services and Facilities Element and the Parks and Recreation Element define the range of government services the City will need to support American Canyon's residents, businesses, and visitors. The Natural and Historic/Cultural Resources Element sets forth policies regarding resource conservation and protection. The Noise, Geology, and Flooding Elements provide for both human and property protection from the adverse effects of natural and human-made hazards.

## MONITORING AND UPDATING THE GENERAL PLAN

The State recommends that the short-term portions of the General Plan be reviewed annually and revised as necessary to reflect the availability of new implementation tools, changes in funding sources, and the results of monitoring the effectiveness of existing policies and the impacts of past decisions. The City Planning Commission is required to report annually to the Council on the status of the Plan and progress made in implementation. The Housing Element must be reviewed and updated at least every five years and revised as necessary to reflect new conditions, shifting local attitudes, and technological advances. Plan amendments are limited to a maximum of four times per year, consistent with the requirements for a General Law City such as American Canyon.

## RELATIONSHIP TO OTHER DOCUMENTS AND PLANNING PROGRAMS

### *GENERAL PLAN ENVIRONMENTAL IMPACT REPORT*

In accordance with the requirements of the California Environmental Quality Act, the City has prepared a separate document that identifies the environmental impacts anticipated on implementation of the General Plan and appropriate mitigation measures.



### *GENERAL PLAN TECHNICAL BACKGROUND REPORT*

The Technical Background Report is a corollary document to the General Plan. Published in July 1993. It presents an extensive discussion and analysis of the existing conditions in American Canyon pertaining to each topic contained in this General Plan.

### *CITY OF AMERICAN CANYON ZONING ORDINANCE*

The principal method for the implementation of the General Plan Land Use Map is the Zoning Ordinance. The City is currently preparing a comprehensive Zoning Ordinance and Zoning Map, both of which will be consistent with the General Plan. These will identify specific types of land use, intensity of use and development standards applicable to specific areas and parcels of land within the City.

### *PARKS AND RECREATION MASTER PLAN AND TRAIL MASTER PLAN*

The Parks and Recreation and Trails Master Plans are the primary implementation tools for the Parks and Recreation Element. Within 18 months of General Plan adoption, the City will create the Parks and Recreation and Trails Master Plans as mandated by the General Plan. These plans will prescribe the appropriate locations for parks, trails, and other recreational facilities, as well as establish facility standards, phasing plans and funding mechanisms.

### *COMMUNITY PARTICIPATION IN THE GENERAL PLAN'S PREPARATION*

The community was involved extensively in the preparation of the City of American Canyon General Plan. The central component of the community participation effort was a City Council-appointed committee jointly composed of the Planning Commission and City residents, business persons, and representatives from other government entities/agencies such as the County of Napa and California Department of Transportation (Caltrans). The committee, referred to as the General Plan Advisory Committee (GPAC), participated in 17 meetings during the General Plan's formulation. Although membership on the GPAC was appointed by the City Council, all meetings were open to the public, and residents and other interested parties were encouraged to participate and provide input at each session.

Two citywide public workshops were conducted to involve a wide representation of community interests. The first workshop involved the public in a hands-on exercise whereby participants graphically identified on over-sized base maps their perceptions of the key issues confronting American Canyon and visions for the City's future character. As a direct result of ideas gathered at this event, the GPAC, city staff and consultant devised an American Canyon "Vision Statement," which served to guide the subsequent formulation of plan goals and policies. The second workshop presented the Technical Background Report, which summarized the conditions of the City, market forecasts, and key constraints and opportunities affecting development.



## COMMUNITY PARTICIPATION IN THE FORMULATION OF THE GENERAL PLAN





Following the publication of the Draft General Plan and Environmental Impact Report, workshops were conducted in three areas of the City to provide the opportunity for the public to become acquainted with the documents' purposes and content. Public hearings were conducted by the Planning Commission and recommendations were forwarded to the City Council. The Council conducted public hearings considering the original draft and the Commission's recommendations. Based on the input received, the City Council approved changes to the Draft Plan and adopted the document on November 3, 1994.

#### PROJECT LOCATION AND SETTING

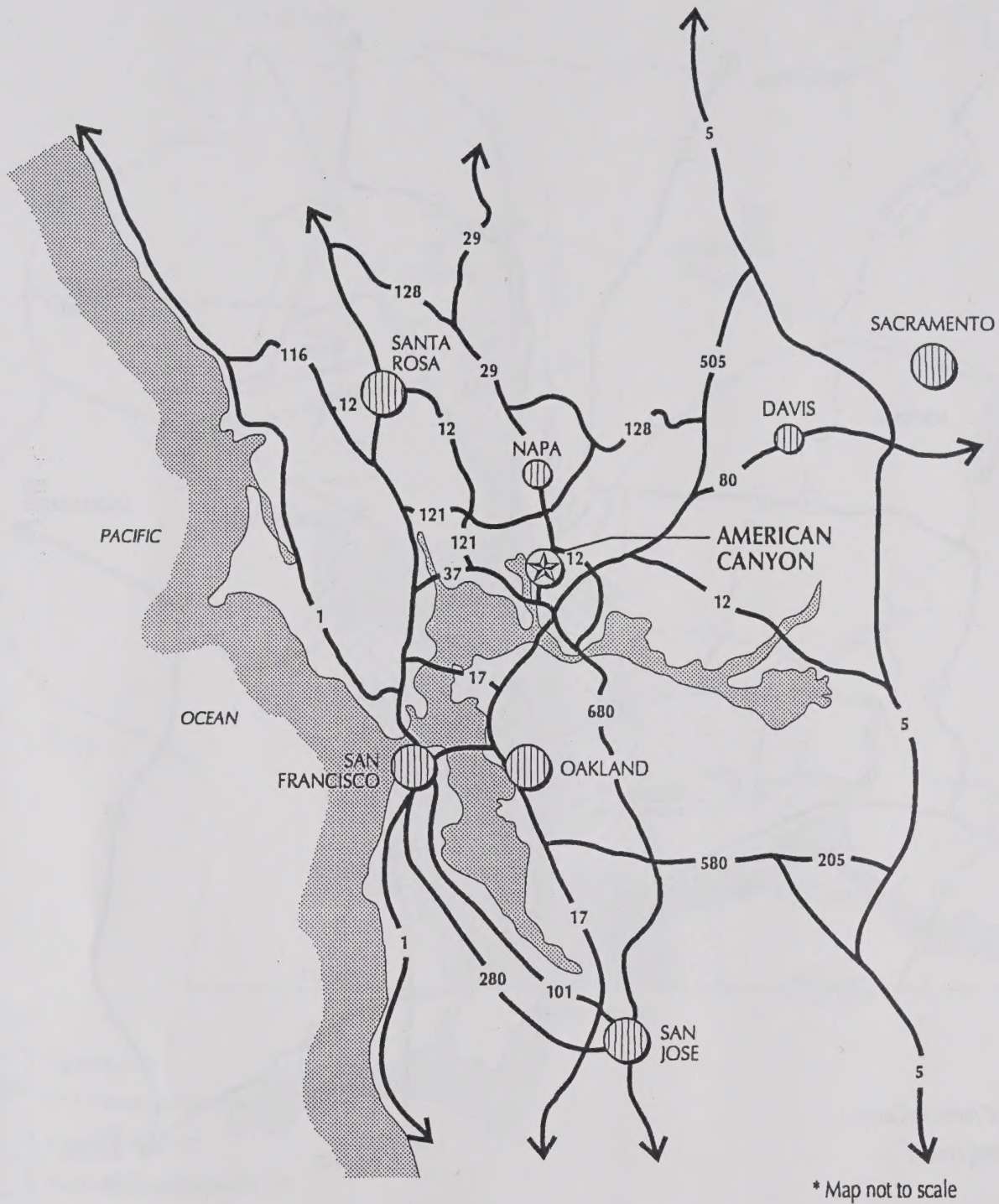
The City of American Canyon covers an area of approximately 3.5 square miles and is located at the southern end of Napa County. The City is bounded geographically by the Napa River to the west, the Eastern Foothills of the Sulphur Springs Mountain Range to the east, the City of Vallejo to the south, and the Napa Airport to the north. **Figure 1** illustrates the relationship of American Canyon to surrounding areas in the greater northern California region, while **Figure 2** illustrates the location of the City within Napa County.

In addition to the land within the city limits, American Canyon has a Sphere of Influence that was approved by the Local Agency Formation Commission (LAFCOM) at the time of incorporation in 1992. While the General Plan addresses land use and related planning issues within this Sphere, it also applies development and resource conservation policies further into the Planning Area. This area is referenced to as the Proposed City Urban Limit Line and represents those lands that are currently or would logically be provided with services by the City and are visually and physically a logical expansion of the existing City boundaries (see **Figure 3**).



# American Canyon

## GENERAL PLAN



SOURCE: Envicom Corporation, 1993

Envicom Corporation Graphics

REGIONAL LOCATION

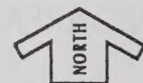
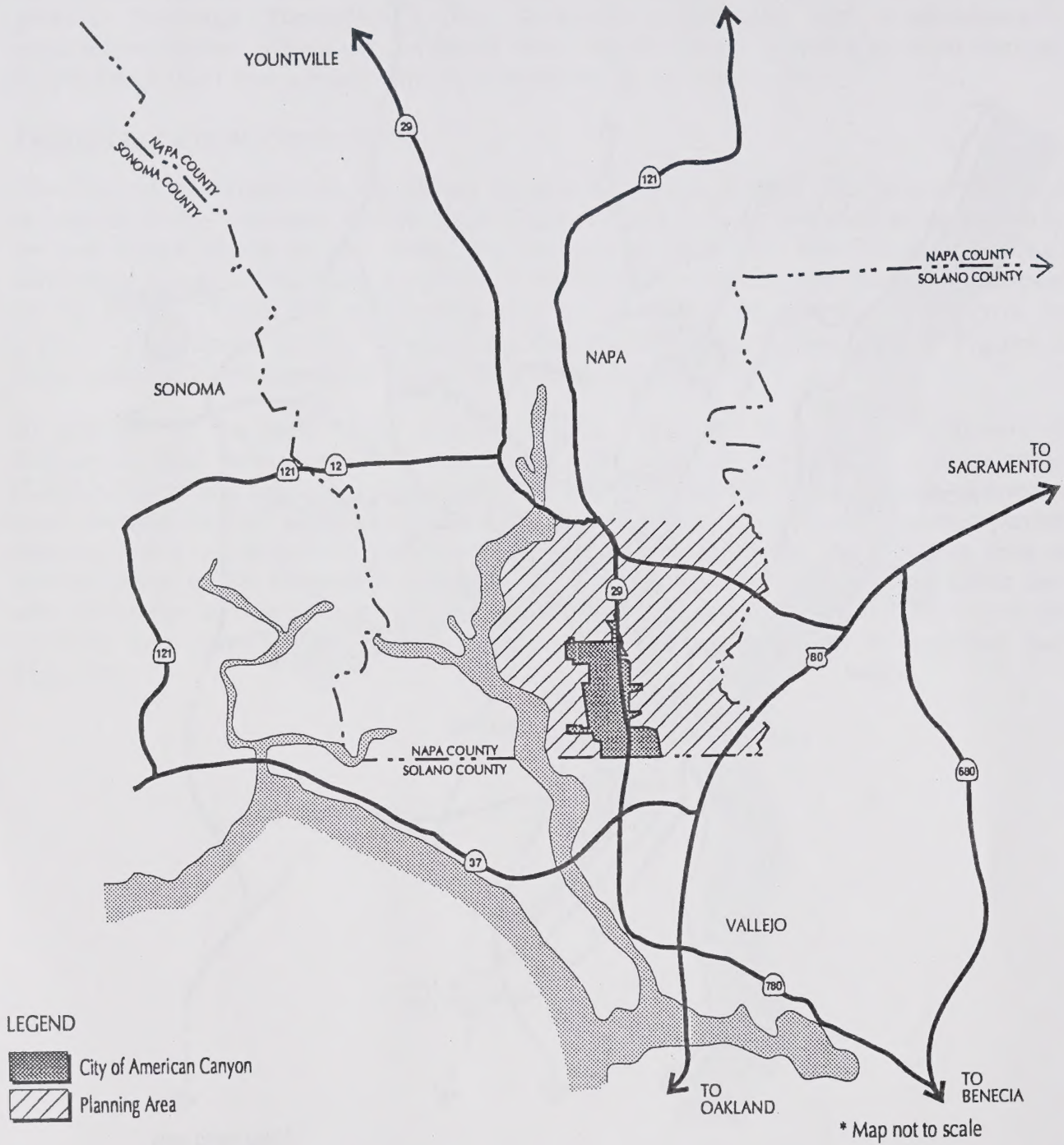


FIGURE 1



# American Canyon

## GENERAL PLAN



Envicom Corporation Graphics

PLANNING AREA VICINITY

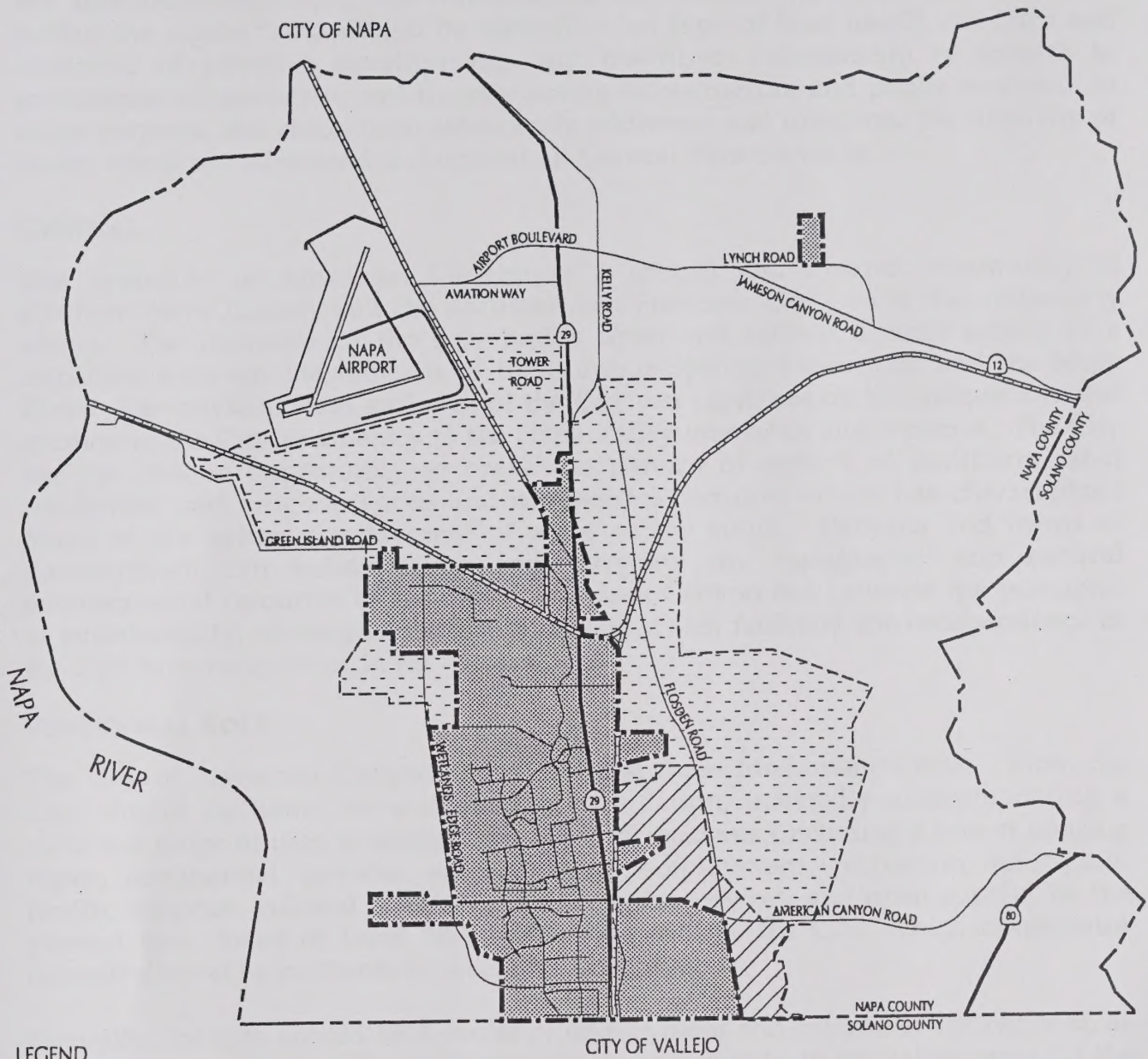


FIGURE 2



# American Canyon

## GENERAL PLAN



### LEGEND

-  Planning Area
-  City of American Canyon
-  Sphere of Influence
-  Proposed City Urban Limit Line

SOURCE: City of American Canyon, 1993

Envicom Computer Graphics

PLANNING AREA

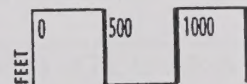


FIGURE 3



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## VISION STATEMENT

The community vision regarding the future of American Canyon provides the framework for the policies of the General Plan. The community vision addresses the intentions regarding the fundamental role which the City should assume within the region (who should be served?, what type of land uses?), the form and character of physical development, and the direct relationship of growth to environmental resources, and the supporting infrastructure and public services. In many respects, the vision comprehensively addresses and integrates the diversity of issues which are addressed throughout all General Plan elements.

### GENERAL

The evolution of American Canyon as a special and distinct community in southern Napa County and the northeast San Francisco Bay area is the community vision. The character of the City builds upon and reflects a rural setting as a transition between the foothills of the Sulphur Springs Mountains and the Napa River. The physical form and uses of the City can capitalize on the unique role and location of the City as an entry to the Napa Valley vineyards and wineries. The City has the unique opportunity to break the pattern of sprawl of undifferentiated residential tract neighborhoods and commercial corridors which has characterized much of the urban development of areas to the south. Patterns and forms of development can acknowledge and integrate the topography and natural environmental resources of the City. American Canyon can promote the principles of sustainability, encompassing a mix of uses which facilitate the independence of the City from other cities in the region.

### FUNCTIONAL ROLE

The City of American Canyon should assume three fundamental roles. First, the City should be home for a residential population, internally accommodating a sufficient range of uses to support the needs of residents (including a mix of housing types, commercial services, entertainment, employment, recreation, education, health, religious, cultural facilities, transportation services, and open space). At the present time, many of these uses are located outside the City, which necessitates extensive travel by residents to access these services.

Secondly, the City should be a center of employment and commerce for regional, as well as local residents. This will provide an opportunity to capitalize upon (1) the cluster of uses which have developed in the Green Island Industrial Park; (2) the proximity of the City to the Napa County Airport and Southern Pacific railroad, and (3) the relationship of the City to the agricultural and vineyard industries of Napa County.

Thirdly, the City can capture visitors to the Napa Valley by providing uses which capitalize on the unique environmental setting of the foothills, river valleys, and agriculture. Environmental educational facilities, such as wetlands interpretative



centers, overnight camping and recreational vehicle facilities, river recreational facilities such as boating, golf courses, and hotel/motels and restaurants are representative of the range of uses which may be considered.

### URBAN FORM AND CHARACTER

The evolution of the City as a compact urban community surrounded by a well-defined open space network of farmlands, hillsides, and riverine habitats is the vision of the community. Within the urban area, the City will be a composite of distinct neighborhoods and districts which are integrated by a framework of pedestrian and bicycle corridors, landscape, and natural open spaces.

Development should thoughtfully and sensitively evolve based on the consideration of the unique qualities of a site, rather than simply attempting to fit traditional patterns and forms of development on a site. The primary emphasis should be on designing development to reflect the physical and environmental attributes and constraints that are in existence.

The primary focus of American Canyon should be on the neighborhood. The neighborhood consists of mixed uses that support residents, including housing, parks, schools, religious facilities, and activity centers, integrated into a compact area. The neighborhoods should be distinguished from those typically found in nearby suburban communities through such features as narrower streets, attractive homefronts that relate to the street, diminished impact of the garage as a primary streetscape feature, and utilization of traditional architectural elements such as a front porch.

Within the neighborhoods, community centers should be integrated as a focal point for and within walking distance of surrounding residences. These may contain schools, parks, convenience commercial services, community meeting facilities, daycare facilities, religious and cultural facilities, and similar uses.

Residential neighborhoods would be organized around a number of activity centers, or villages, which serve as places of local and regional commerce, entertainment, housing, culture, visitor activity, and recreation. These should convey a distinct functional and physical character, emphasizing the intermixing of uses, pedestrian activity and linkages with surrounding residential neighborhoods. As the primary village, a "town center," should be established as the symbolic and functional center of American Canyon containing government, retail, entertainment, housing, visitor-oriented facilities, and similar uses. Secondary villages, including community and neighborhood serving commercial and professional office centers, would be dispersed throughout the City.

To create effective villages it will be necessary to reconfigure existing patterns of development which are inefficient and create conflicts, such as the Highway 29



corridor. This may involve the clustering of uses in proximity to key intersections of villages and modification of uses in intervening areas.

A second type of activity center will be the industrial districts of the City. The existing nodes of development would be expanded and linked by streets and pedestrian and bicycle paths to nearby residential neighborhoods and commercial and mixed-use villages.

It is the vision to establish distinct visitor-oriented facilities along the Napa River, on Oat Hill, and near the foothills to capitalize on the areas' environmental and recreational resources. These would be designed to reflect their unique resource character and be integrated with surrounding neighborhoods and districts.

The distinct neighborhoods and districts should be interlinked to convey the sense of a cohesive city. This may be accomplished by the use of unifying visual elements (street trees, public signage, and street lights) and pedestrian and bicycle paths. In addition, key open spaces (foothills, Napa River, American Canyon Creek, other significant riparian corridors, and parks) will be linked with one another by continuous green belts incorporating pedestrian and biking trails along natural drainages and utility easements. This will facilitate open space and recreational access for residents.

#### LAND USES

A diversity of uses should be accommodated in the City. While the range of uses will serve businesses and tourists, the first priority should be placed on the accommodation of uses that serve the needs of the residents. Several important visions and principles are intended to guide development:

1. Existing residential neighborhoods should be preserved. Neighborhoods that deteriorate or decline should be improved or revitalized.
2. A variety of housing types should be provided to meet the diverse needs of existing and future residents. Multi-family units should be dispersed to prevent an overcrowding of density in isolated areas and improve the character of development.
3. New residential neighborhoods should incorporate a mixture of uses, services, and pedestrian amenities and corridors to reduce the use of the automobile.
4. Adequate open space and recreational amenities should be incorporated in new residential subdivisions to ensure that the needs of the residents are adequately served.
5. A "town center" should be established in proximity to the closed basalt plant which functions as the symbolic center of American Canyon. A wide diversity of uses characterized by a high level of activity should be accommodated, including government, retail, office, service, entertainment, housing, and open space. The center should be developed as a pedestrian-oriented village that is



physically linked by pedestrian and bicycle trails and other elements to surrounding neighborhoods and districts.

6. Additional villages need to be established to accommodate the basic commercial uses necessary to support existing and future residents (grocery stores, household supplies, clothing, and similar uses). These would be located at two primary sites: the intersection of American Canyon Road and Highway 29 and adjacent to the Town Center on Highway 29.
7. Highway 29 should be reconfigured in a more effective land use pattern. The clustering of commercial uses would establish a critical mass of development that would improve the quality and economic viability of the area. The current pattern of dispersal substantially diminishes these areas.
8. Opportunities should be provided for the expansion of the existing industrial development at Green Island Industrial Park and in the vicinity of the Napa Airport and Southern Pacific Railroad.
9. Areas adjacent to the Napa River should afford the opportunity for the establishment of a wetlands interpretative and conference center, nature observation, hiking, camping, and water recreational (boating) uses.
10. Oat Hill offers the opportunity for the development of a restaurant or hotel that would take advantage of views of the Napa River and San Francisco Bay.

#### RELATIONSHIP OF DEVELOPMENT WITH PUBLIC INFRASTRUCTURE AND SERVICES

The timing and location of development should be correlated with commitments to provide adequate supporting transportation and utility infrastructure (sewer, water, energy, solid waste, and telecommunications) and public services (schools, parks, police, fire, libraries, and other).

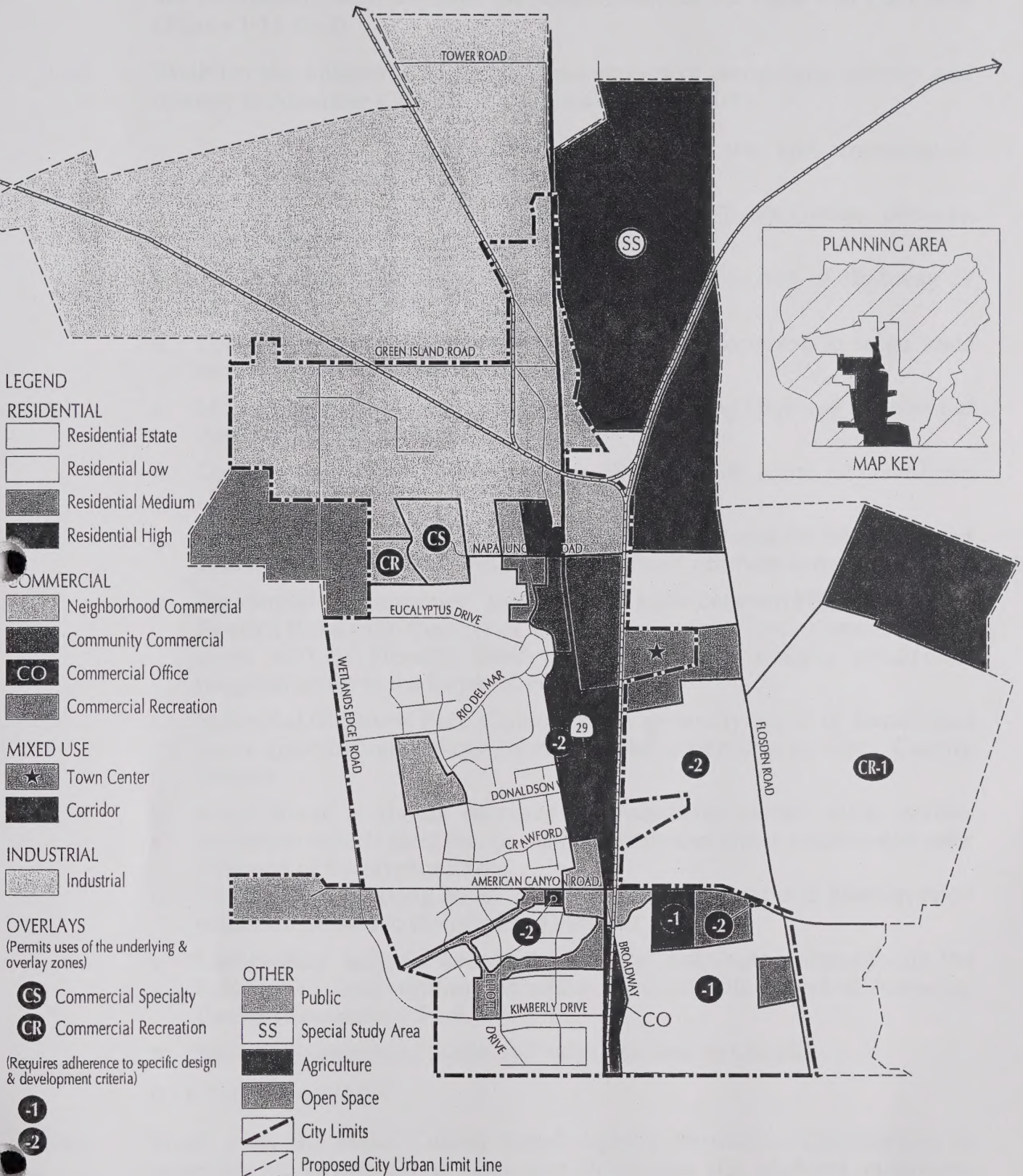
#### RELATIONSHIP OF DEVELOPMENT TO ENVIRONMENTAL RESOURCES

The timing and location of development should be managed to ensure the protection of significant environmental resources and prevention of adverse environmental impacts. Emphasis should be placed on the preservation of the Napa River wetlands and natural drainages from the foothills. Development and population should be protected from the adverse impacts of flooding, noise, and other environmental hazards.



# American Canyon

## GENERAL PLAN





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- 1.4.3 Allow for the continued occupancy, operation, and maintenance of legal uses and structures existing at the time of the adoption of this General Plan that are inconsistent with the land use classification of the **Land Use Plan Map (Figure 1-1)**. (I1.1)
- 1.4.4 Establish the following as the principal centers of community activity and identity in American Canyon (as depicted on **Figure 1-1**):
- Town Center: at the vacated basalt plant site and immediately surrounding areas.
  - Community Commercial Center: west of the Town Center, between Napa Junction and South Napa Junction Road.
  - Neighborhood Commercial Center: at the intersection of Highway 29 and American Canyon Road.
  - Local-Serving Commercial/Service Centers: dispersed in large scale master planned residential communities.
  - Mixed Commercial and Residential District: along Highway 29, north of American Canyon Road.
  - Commercial Office Center: along Highway 29, south of American Canyon Road.
  - Golf Course and Residential Community: northeast of the intersection of American Canyon Road and the Flosden Road northern extension.
  - Residential Communities: infill ("core") areas between Highway 29 and Flosden Road from the City of Vallejo limits to the Town Center, foothill areas east of Flosden Road, and west from existing residential neighborhoods to the Napa River wetlands.
  - Industrial/Business Park Center: areas generally north of Eucalyptus Drive (portion) and Napa Junction Road, extending to Napa County Airport.
  - Napa River wetlands resource interpretative center, river access, recreation vehicle facilities, possible marina, and water recreational uses: west end of Eucalyptus Drive.
  - Foothill Trails Staging Area: east of the Town Center and Flosden Road extension (linked to the proposed regional park).
  - Community Schools and Parks: to be distributed throughout the Residential Communities, including a new middle school at American Canyon Community Park.
  - Specialty commercial (hotel and/or restaurant) on Oat Hill.
- (I1.1, I1.2, I1.4, and I1.5)
- 1.4.5 Work with the Napa County Local Agency Formation Commission to establish an Urban Limit Line that delineates the planned maximum



expansion of the City's urban and related recreational development; outside of which uses shall be limited to agriculture, resource management, and open space purposes (as depicted on Figure 1.1). (I 1.20, I 1.22, and I 1.25)

**Objective**

- 1.5 Maintain the character and quality of the natural environmental resources of the City and protect the population and development from the adverse impacts of environmental hazards.

**Policies**

- 1.5.1 Require that development be designed and sited to protect significant environmental resources by adherence to the policies, standards, and programs contained in the **Natural and Historic/Cultural Resources, Geology and Flood Hazards, and Noise Elements** of the General Plan, as well as federal (NEPA) and State (CEQA) regulations. (I 1.1, I 1.2, I 1.4, I 1.5, I 1.8, I 1.11, and I 1.12)

**AGRICULTURE****Goal**

- 1D Promote continued agricultural production.

**Objective**

- 1.6 Accommodate continued agricultural production capitalizing upon the historic role of the region and as a definable limit for the development of the City.

**Policies***Permitted Uses and Densities*

- 1.6.1 Accommodate agricultural uses, agricultural production, and ancillary facilities (including wineries and other processing functions) in areas designated as "Agriculture (A)" on the **Land Use Plan Map**. (I 1.1, I 1.2, I 1.4, I 1.5, and I 1.8)
- 1.6.2 Allow for the development of residential units at a maximum density of one (1) unit per 40 gross acres, farmworker housing (at a density to be determined on a case-by-case basis), ancillary structures that support agricultural production activities, such as equipment storage and maintenance and harvesting facilities, water storage, access roadways, and similar uses. (I 1.1, I 1.2, I 1.4, I 1.5, and I 1.8)

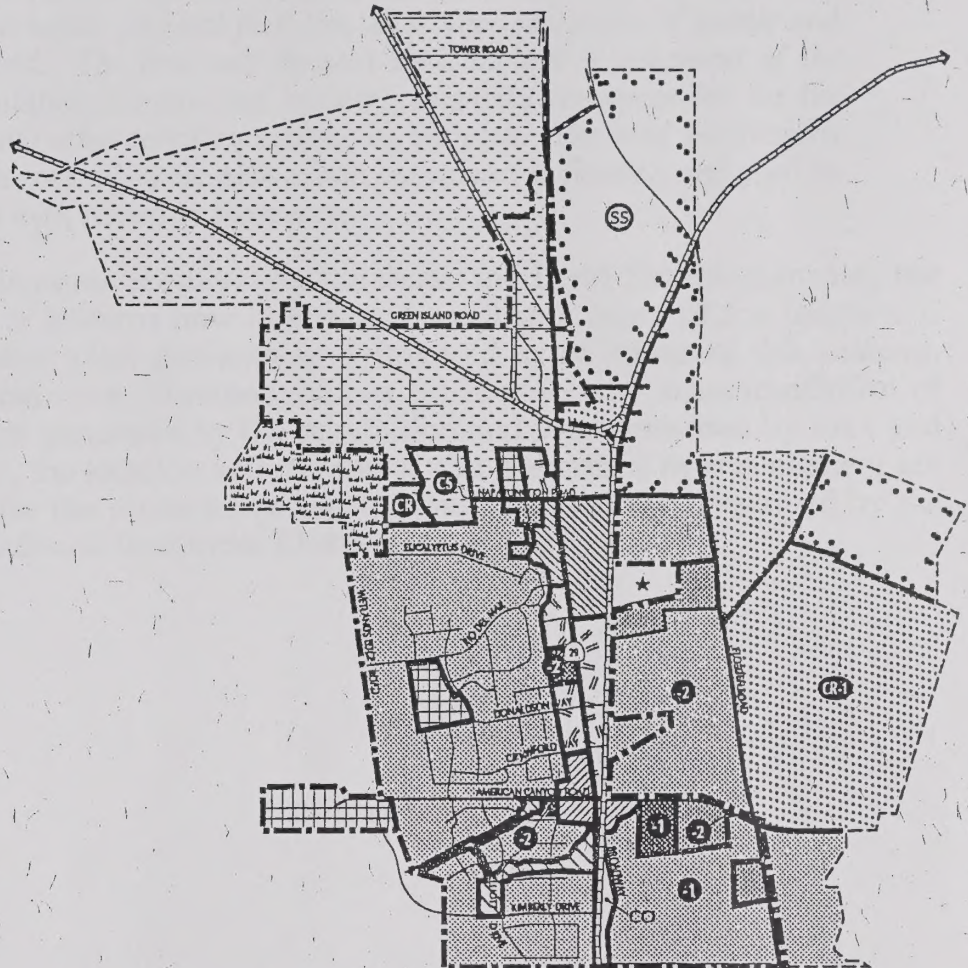
*Design and Development Principles*

- 1.6.3 Require that structures and facilities be designed to maintain the agricultural viability of the site. (I 1.1, I 1.2, I 1.4, I 1.5, and I 1.8)



*American Canyon*  
GENERAL PLAN

# Land Use Element









## STATUTORY REQUIREMENTS

State of California law requires that a land use element be prepared as a part of a City's General Plan, as follows:

*Government Code Section 65302(a): A land use element which designates the proposed general distribution and general location and extent of uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid waste disposal facilities, and other categories of public and private uses of land. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall identify areas covered by the plan which are subject to flooding and shall be reviewed annually with respect to those areas.*

Of the General Plan elements required by the State, the Land Use Element has the broadest scope. Since it governs how land is to be utilized, many of the issues and policies contained in other plan elements are influenced by or influence this element. For example, the **Circulation Element** defines policies for the accommodation of vehicular and other trips generated by the population and uses permitted by the Land Use Element. Similarly, the location and density of use prescribed by this element are influenced by policies for the protection of environmental resources prescribed by the **Natural and Historic/Cultural Resources Element**.



## OPPORTUNITIES AND CONSTRAINTS (ISSUES)

The following summarizes the significant issues associated with land use in the City of American Canyon. These have been derived from technical analyses conducted by the consultant team and input from City staff and the public.

1. The location and setting of the City of American Canyon represents opportunities that can significantly influence the future role, character, and image of the City.

The City is located in a transitional area between the Sulphur Springs Mountains and the Napa River. A high quality visual image and environmental character distinguish the area from other cities in the northern San Francisco Bay region. These visual and physical qualities provide a sense of escape from the urbanized areas to the south. The mountains and river offer potential recreational opportunities for residents and visitors, such as hiking, equestrian, water sports, camping, and nature education and observation.

From Interstate 80, State Highway 29, and Highway 12, American Canyon is situated as a primary entry to the vineyards and wineries of the Napa Valley. Many of the annual visitors to the Napa Valley travel through the City. Uses and services could be provided for these tourists, such as hotels/motels, restaurants, recreation, and information services.

The City is on the northern edge of the outward growth from the San Francisco Bay area. Forecasts of population and employment growth by regional agencies indicate that the American Canyon area will experience strong growth pressures as the region expands. The presence of the Napa County Airport, the location of the City along primary travel corridors, and access to the Southern Pacific Railroad contribute to growth pressures. This is both an asset and liability. There may be, from one perspective, sufficient economic activity to warrant additional jobs and commercial uses to support the needs of the population. Growth, if not carefully directed, could seriously impact the quality of life and rural environment that make American Canyon a desirable location to live.

2. A fundamental issue confronting the City is the determination of what American Canyon should be in the future. Questions regarding the community character, ultimate population, the phasing of development, and physical form must be addressed. Functionally the City has the opportunity to have one or a combination of four roles: (a) a "bedroom" community serving the greater region, (b) a balanced residential community containing sufficient commerce and services to support the residents, (c) an employment center for the surrounding subregion, and/or (d) a destination for visitors to the wineries and recreational facilities of the Napa Valley and adjacent Napa River wetlands.



3. The City of American Canyon and lands within the Urban Limit Line contain a diversity of significant environmental resources, including foothills and canyons, woodlands and grasslands, riparian corridors, wetlands, and wildlife habitats. Historically, growth in comparable areas has significantly disrupted and impacted such resources. Of concern is how growth can be directed in American Canyon to preserve the integrity and values of these environmental resources.
4. The character of development that has occurred in urban areas to the south of the City is perceived by local residents as negative. The quality and form of development, as well as social and economic conditions, are among the contributors to this negative image. Numerous residents have clearly stated that these characteristics should not spill over into American Canyon as future growth occurs.
5. Today, American Canyon is functionally two places. It is an older rural environment wherein heavy industrial and commercial uses have been scattered along Highway 29, with larger lot residences developed on its periphery. These residences were isolated from traditional suburbs, permitting tenants the comparative freedom to use their property freely without design and few maintenance controls. The outdoor areas of many of these properties have been used to store vehicles, boats, and other materials, reflecting the rural setting.

Recent development has been characterized by uses and patterns typical of planned residential communities throughout northern California. These generally consist of smaller lot single family housing developments with consistent architectural styles, building materials, color schemes, and moderate street landscaping. Most of these neighborhoods are visually attractive and prohibit, through development restrictions, outdoor storage of vehicles and equipment.

Efforts to establish consistent rules for property appearance and maintenance have resulted in conflicts between the two communities in the past. What some consider to be important in maintaining a high level of visual quality is threatening to others who moved from such places for the freedoms that American Canyon had offered. This issue will be exacerbated as further growth occurs.

6. The pattern of the current City development is inconsistent. There is little organization or structure of the various districts and neighborhoods that comprise the City. The City encompasses a number of homogeneous suburban tract residential neighborhoods, isolated mobile home parks that are not integrated with adjacent development, independent lot rural residential areas, clusters of multi-family dwellings, commercial and industrial uses scattered along a linear corridor, a concentrated industrial park, and open space. Highway 29 acts as a barrier that divides the City into eastern and western portions. The manner in which the City can evolve to establish neighborhoods and districts that convey a distinct identity, character, and sense of place is a paramount concern. This includes the consideration of the establishment of a place that functions as the symbolic and functional "downtown" of American Canyon. Methods to link and unify the



various neighborhoods and districts into a cohesive City, particularly across Highway 29, must be considered.

7. Highway 29 is characterized by a fragmented mix of commercial and industrial uses that cumulatively convey a poor quality and blighted image for travelers. This window is the only image that passers-by have of American Canyon. The manner in which existing uses can be enhanced and more viable uses accommodated to improve visual quality and character of the highway and better serve nearby residents is a significant concern. Effective use of the corridor is compounded by high traffic volumes and speed, lack of access points, and lack of crossings. The dual purposes of the highway, as a travel conduit and location of development, conflict with one another.
8. The vacated basalt plant represents a unique opportunity for development. The site is elevated and visible from Highway 29 and much of American Canyon and offers views of the Napa River. The plant is located in proximity to Highway 29 and the Southern Pacific Railroad and at the edge of the foothills and vineyards. The abandoned structures are unique in both scale and form. They represent a sculptural image on the landscape. Development could potentially capitalize on these assets to create a project that would be uniquely identifiable in the region.
9. The City does not currently contain the range of commercial services that are needed to support the residents. There are few businesses that offer basic food supplies, retail goods (clothing, video rentals, and other), household goods, or services (beauty and barber shops, shoe repair, and other). In addition, there are limited offices providing basic professional services (medical, financial, and other). Residents must travel to Vallejo or Napa for these needs increasing vehicular commutes and air emissions and reducing sales tax revenue for the City. The establishment of a sufficient resident market to attract the development of these uses is a significant concern.
10. All American Canyon middle and high school students must travel to adjacent communities to attend school as there are no such facilities within the City. Increased growth will necessitate the building of facilities to provide higher education.
11. The City contains a substantial and prospective industrial base that provides jobs for residents and the region. Much of the land has been developed and the number of undeveloped parcels that have access to infrastructure services is declining. Over time it will be necessary to expand services and increase the inventory of industrial lands.
12. Napa County Airport abuts the City Urban Limit Line. This represents both an opportunity and a constraint. The airport provides an economic stimulus for the development of industries and commercial businesses in American Canyon. Airport operations result in noise and the potential risk of accidents that impact nearby land uses. The establishment of appropriate land use and development controls to mitigate any potential hazards is of concern.



13. There is an incompatible mix of land uses in some locations. This is particularly evident where industrial and commercial areas abut residences. The manner in which such incompatibilities can be resolved where they exist and how they can be avoided in future development is of concern.
14. Older developments in the City contain some buildings that are visually unattractive, poorly maintained, and need structural improvements. This will be exacerbated unless there is continuous maintenance and upgrades as the City's inventory of buildings age. The establishment of the processes and incentives by which this can be accomplished is of concern.



## OVERVIEW OF LAND USE ELEMENT POLICIES AND PROGRAMS

The goals, objectives, policies, and programs (cumulatively, the "policy") contained in this element are intended to provide guidance regarding the manner in which lands are to be used in the City of American and within the Urban Limit Line. This encompasses the retention of existing uses and open spaces, re-use of obsolete uses, and development of vacant lands. The land use policies are an integrative element that account for the diverse policies contained in all General Plan Elements. For example, they provide the capacity for the development of the range of housing specified in the **Housing Element**, define the intensity of development that will be accommodated by the **Circulation and Public Services and Facilities Elements**, and prescribe the manner in which environmental resources will be maintained.



## GOALS, OBJECTIVES, AND POLICIES

The following presents the goals, objectives, and policies for land use in the City of American Canyon. They are to be applied in concert with a map, the **Land Use Plan**, which depicts the locations by which each category and density of use prescribed herein shall be permitted (**Figure 1-1**). This Plan map is supplemented by a map that desegregates the City into a series of planning districts and subareas, **Community District and Subarea Map** (**Figure 1-2**). Programs that implement the goals, objectives, and policies are defined in the following section of this element. Each policy is concluded by an italicized number within parentheses that lists the pertinent program(s) that implement the policy.

The goals, objectives, and policies are structured in the following manner:

- I. Policies regarding the manner in which lands are to be developed within the City.
  - A. Policies pertaining to development of uses regardless of their location in the City.
  - B. Policies pertaining to development at specific locations.
- II. Policies pertaining to specific land use issues that are to be applied citywide or wherever the condition occurs.

Users of the General Plan should note that both the **Land Use Plan** and **Community District Subarea** maps should be reviewed in determining the appropriate land use and standards for development for parcels within the City. The first is integrated with policies and standards (I. A., above) that are applicable to any like category of use or overlay regardless of location. The second (I. B., above) references the applicable citywide policies and, where appropriate to achieve development objectives for a specific subarea or district, prescribes additional policies and standards.

### DEVELOPMENT POLICY: CITYWIDE APPLICATIONS BY LAND USE CATEGORY

#### *TYPES AND DENSITIES OF LAND USE TO BE PERMITTED*

##### Goal

- 1A Provide for a diversity of land uses that
  - a. serve the needs of existing and future residents;
  - b. capitalize upon the tourism and agricultural heritage of the region;
  - c. capitalize upon and preserves the unique environmental resources and character of the area;
  - d. offer sustained employment opportunities for residents of the City and the surrounding region;
  - e. sustain and enhance the long term economic viability of the City;
  - f. revitalize areas of physical and economic deterioration and/or obsolescence;



- g. are developed at densities/intensities that are economically viable and complementary with the natural environmental setting and existing development; and
- h. provide a greater balance of jobs and housing.

### Objective

- 1.1 Accommodate the development of a balance of land uses that (a) provide for the housing, commercial, employment, educational, cultural, entertainment, and recreation needs of residents, (b) capture visitor and tourist activity, (c) provide employment opportunities for residents of the greater subregion; and (d) provide open space and aesthetic relief from developed urban/suburban areas.

### Policies

- 1.1.1 Establish land use designations that provide for the continuation of existing uses and development of new uses oriented toward the needs of residents, employees, and visitors (including housing units of diverse types and prices; neighborhood-, community-, regional-, and visitor/recreation-serving retail, office, personal service, entertainment, overnight lodging, and food uses; employee-generating light and heavy industrial; recreational; governmental service; utility and infrastructure; institutional and religious; and open space uses) as defined by the **Land Use Schedule** (below) and in accordance with **Community District and Subarea** policies (Policy 1.26.1).

(I1.1, I1.2, I1.4, I1.5, and I1.8)

### Land Use Schedule

| Land Use Category       | Typical Permitted Use                                                                                                                                                                                                                                                                                                                                  | Density                     |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| <b>AGRICULTURE</b>      |                                                                                                                                                                                                                                                                                                                                                        |                             |
| Agriculture (A)         | Agricultural production, ancillary and supporting uses, open space, passive recreation, and very low density housing (to support property owner, tenant, and/or workers).                                                                                                                                                                              | 1 unit per 40 gross acres   |
| <b>RESIDENTIAL</b>      |                                                                                                                                                                                                                                                                                                                                                        |                             |
| Residential Estate (RE) | <ul style="list-style-type: none"> <li>• Single-family detached dwelling units</li> <li>• Single family semi-attached ("0-lot line") units if clustered to preserve open space.</li> <li>• Parks, schools, trails, and open spaces</li> </ul>                                                                                                          | 1 to 2 units per gross acre |
| Residential Low (RL)    | <ul style="list-style-type: none"> <li>• Single-family detached dwelling units</li> <li>• Single family semi-attached ("0-lot line") units if clustered to preserve open space.</li> <li>• Community facilities (meeting rooms, recreational facilities)</li> <li>• Parks, schools, trails, and open spaces</li> <li>• Religious facilities</li> </ul> | 2 to 5 units per gross acre |



| Land Use Category                             | Typical Permitted Use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Density                                                                                                                                                                                                         |
|-----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Residential Low-1 (RL-1)                      | <ul style="list-style-type: none"> <li>• Single-family detached dwelling units</li> <li>• Multi-family dwelling units for a maximum of 15 percent of the total units allowed by the prescribed density, if clustered to preserve open space.</li> <li>• Neighborhood retail and services (in large scale master planned communities)</li> <li>• Community facilities (meeting rooms, recreational facilities)</li> <li>• Parks, schools, trails, and open spaces</li> <li>• Religious facilities</li> </ul> | <ul style="list-style-type: none"> <li>• Housing: 2 to 5 units per gross acre</li> <li>• Retail/services: maximum of 20,000 square feet</li> </ul>                                                              |
| Residential Low-2 Multi-Family Minimum (RL-2) | <ul style="list-style-type: none"> <li>• Single-family residential units</li> <li>• Multi-family dwelling units on ten (10) acres</li> <li>• Neighborhood retail and services (in large scale master planned communities)</li> <li>• Community facilities (meeting rooms, recreational facilities)</li> <li>• Parks, schools, trails, and open spaces</li> <li>• Religious facilities</li> </ul>                                                                                                            | <ul style="list-style-type: none"> <li>• Single family: 2 to 5 units per gross acre</li> <li>• Multi family: 12 to 16 units per gross acre</li> <li>• Retail/services: maximum of 20,000 square feet</li> </ul> |
| Residential Medium (RM)                       | <ul style="list-style-type: none"> <li>• Multi-family dwelling units and mobile homes</li> <li>• Community facilities (meeting rooms, recreational facilities)</li> <li>• Parks, schools, trails, and open spaces</li> <li>• Religious facilities</li> </ul>                                                                                                                                                                                                                                                | 5 to 12 units per gross acre                                                                                                                                                                                    |
| Residential High (RH-1)                       | <ul style="list-style-type: none"> <li>• Multi-family dwelling units</li> <li>• Community facilities (meeting rooms, recreational facilities)</li> <li>• Parks, schools, trails, and open spaces</li> <li>• Religious facilities</li> </ul>                                                                                                                                                                                                                                                                 | 12 to 16 units per gross acre                                                                                                                                                                                   |
| Residential High (RH-2)                       | <ul style="list-style-type: none"> <li>• Multi-family dwelling units</li> <li>• Community facilities (meeting rooms, recreational facilities)</li> <li>• Parks, schools, trails, and open spaces</li> <li>• Religious facilities</li> </ul>                                                                                                                                                                                                                                                                 | 16 to 20 units per gross acre                                                                                                                                                                                   |
| <b>COMMERCIAL</b>                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                 |
| Neighborhood Commercial (CN)                  | <p>Retail commercial, professional offices, eating and drinking establishments, household goods, food sales, drugstores, personal services, recreational commercial, cultural facilities, government offices, and similar uses.</p> <p>Excludes large footprint commercial uses such as "chain" department stores and discount retail.</p>                                                                                                                                                                  | Floor area ratio of 0.35                                                                                                                                                                                        |
| Commercial Office (CO)                        | Professional offices and ancillary commercial services (financial institutions, photocopy shops, small restaurants, and similar uses).                                                                                                                                                                                                                                                                                                                                                                      | Floor area ratio of 0.35                                                                                                                                                                                        |



| Land Use Category                         | Typical Permitted Use                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Density                                                                                                                                                                                                                      |
|-------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Community Commercial (CC)                 | All Neighborhood Commercial uses and large footprint commercial uses such as "chain" department stores and electronics stores, and overnight accommodations.<br><br>Multi-family dwelling units for a maximum of 25 percent of the site.                                                                                                                                                                                                                                | <ul style="list-style-type: none"> <li>Floor area ratio of 0.35</li> <li>Multi-family: 16 to 20 units per gross acre</li> </ul>                                                                                              |
| Specialty Commercial (CS)                 | Restaurants, hotels/motels, supporting retail, and similar uses.                                                                                                                                                                                                                                                                                                                                                                                                        | Floor area ratio of 0.5                                                                                                                                                                                                      |
| Commercial Recreation (CR)                | Recreation vehicle parks, interpretative nature centers and conference facilities, and similar uses.                                                                                                                                                                                                                                                                                                                                                                    | To be determined based on characteristics of site and resources                                                                                                                                                              |
| Commercial Recreation: Golf Course (CR-1) | Golf courses and ancillary facilities (clubhouse, pro shops, tennis courts, etc.), hotel/motel, local commercial services, single family detached, single family semi-detached, and multi-family dwelling units (for clustering of units only).                                                                                                                                                                                                                         | <ul style="list-style-type: none"> <li>Residential: 1 to 2 units per gross acre.</li> <li>Other uses to be determined to account for site characteristics</li> </ul>                                                         |
| <b>MIXED USE</b>                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                              |
| Town Center (TC)                          | Government and community services, retail commercial, professional offices, entertainment, restaurants, cultural facilities (museums, libraries, etc.), visitor-serving facilities (hotels, information centers), transit, multi-family dwelling units (either vertically integrated with commercial uses or free-standing structures), and public amenities.<br><br>Minimum development shall include a mix of these uses; including housing and a public park/square. | <ul style="list-style-type: none"> <li>Nonresidential uses: FAR of 0.5</li> <li>Mixed use structure: FAR of 1.5, with a maximum of 0.5 for commercial portion</li> <li>Residential: 16 to 20 units per gross acre</li> </ul> |
| Land Use Category                         | Typical Permitted Use                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Density                                                                                                                                                                                                                      |
| Corridor Mixed Use (MU)                   | All Neighborhood Serving uses and multi-family dwelling units vertically integrated with commercial uses or free-standing structures.                                                                                                                                                                                                                                                                                                                                   | <ul style="list-style-type: none"> <li>Nonresidential uses: FAR of 0.5</li> <li>Mixed use structure: FAR of 1.5, with a maximum of 0.5 for commercial portion</li> <li>Residential: 16 to 20 units per gross acre</li> </ul> |



| Land Use Category    | Typical Permitted Use                                                                                                                                                                                                            | Density                                                                                                                                              |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>INDUSTRIAL</b>    |                                                                                                                                                                                                                                  |                                                                                                                                                      |
| Industrial (I)       | Light manufacturing, aviation-related, agribusiness related, industrial sector "clusters," thematic industries, business park, warehouses, professional offices, supporting retail, restaurant, and financial, and similar uses. | <ul style="list-style-type: none"> <li>• Labor intensive industries and supporting uses: FAR of 0.5</li> <li>• Low labor uses: FAR of 1.0</li> </ul> |
| <b>SPECIAL STUDY</b> |                                                                                                                                                                                                                                  |                                                                                                                                                      |
| Special Study (SS)   | All Agriculture (A) and Open Space (OS) uses. Other uses to be determined by subsequent study and amendment of the General Plan.                                                                                                 | <ul style="list-style-type: none"> <li>• 1 housing unit per 40 gross acres</li> <li>• Other uses to be determined</li> </ul>                         |
| <b>PUBLIC</b>        |                                                                                                                                                                                                                                  |                                                                                                                                                      |
| Public (P)           | Governmental administrative and related facilities, public utilities, schools, public parking, parks, landfills, and similar uses.                                                                                               | N/A                                                                                                                                                  |
| <b>OPEN SPACE</b>    |                                                                                                                                                                                                                                  |                                                                                                                                                      |
| Open Space (OS)      | Publicly-owned or privately-owned properties to be retained for open space purposes including passive recreation (e.g., hiking and nature observation), aesthetic, and/or resource management purposes.                          | N/A                                                                                                                                                  |

- 1.1.2 Accommodate the development of the various categories of land use in accordance with the **Land Use Plan Map (Figure 1-1)**. (I 1.1, I 1.2, I 1.4, I 1.5, and I 1.8)
- 1.1.3 Control the location and number of adult-oriented businesses, game arcades, alcohol sales, entertainment establishments, gun sales, and similar uses that are characterized by intensities of use or activities that may conflict with the residential and semi-rural character of American Canyon as permitted by legislative and legal requirements. (I 1.1, I 1.2, I 1.5, and I 1.8)
- 1.1.4 Provide adequate transportation (vehicle, bicycle, and pedestrian) and utility (sewer, water, energy, etc.) infrastructure and public services (police, fire, schools, etc.) to support the needs of the residents and businesses of American Canyon. (I 1.4, I 1.5, I 1.8–I 1.13, I 1.15, and I 1.17)
- 1.1.5 Provide adequate open space and recreational facilities to ensure a high quality environment for American Canyon's residents. (I 1.4, I 1.5, I 1.8–I 1.12, and I 1.15)
- 1.1.6 Promote the retention and continued production of agricultural lands. (I 1.1, I 1.2, and I 1.8)



## MANAGEMENT AND PHASING OF GROWTH

### Goal

- 1B** Provide for the orderly development of American Canyon, that maintains its distinctive character.

### Objective

- 1.2** Promote a rate of growth that is consistent with the ability of the City to provide adequate infrastructure and services and does not adversely impact the distinctive character and quality of life in American Canyon.

### Policies

- 1.2.1** Monitor the rates of development in the City on an annual basis and, should these show significant increases from historic averages, evaluate the appropriateness of establishing a phased program of growth. (I 1.9 and I 1.10)
- 1.2.2** Establish as a priority the development of projects that are contiguous with and infill the existing pattern of development, avoiding leap-frog development, except for large scale master-planned projects that are linked to and planned to be extensions of existing development and for which infrastructure and services are in place or funded. (I 1.9 and I 1.11)

### Objective

- 1.3** Ensure that land use development is coordinated with the ability to provide adequate public infrastructure (transportation facilities, wastewater collection and treatment, water supply, electrical, natural gas, telecommunications, solid waste disposal, and storm drainage) and public services (governmental administrative, capital improvements, police, fire, recreational, cultural, etc.).

### Policies

- 1.3.1** Implement public infrastructure and service improvements necessary to support land uses accommodated by the **Land Use Plan** (as defined in the **Circulation and Public Utilities and Services Elements**. (I 1.4, I 1.5, I 1.8, I 1.10–I 1.13, I 1.15, and I 1.17)
- 1.3.2** Require that type, amount, and location of development be correlated with the provision of adequate supporting infrastructure and services (as defined in the **Circulation and Public Utilities and Services Elements**. (I 1.4, I 1.5, I 1.8, and I 1.9)
- 1.3.3** Regulate the type, location, and/or timing of development as necessary in the event that there is inadequate public infrastructure or services to support land use development. (I 1.9)
- 1.3.4** Limit the total additional new development that can be accommodated in the City and its Urban Limit Line to the following provided that the highway improvements stipulated by the **Circulation Element** are implemented.  
(I 1.9)



| Use                | City                         | City Urban Limit Line        | Total                        |
|--------------------|------------------------------|------------------------------|------------------------------|
| <b>Residential</b> |                              |                              |                              |
| • Single Family    | 1,678 units                  | 3,204 units                  | 4,882 units                  |
| • Multi-Family     | 967 units                    | 466 units                    | 1,433 units                  |
| <b>Commercial</b>  |                              |                              |                              |
| • Retail           | 607,500 square feet          |                              | 607,500 square feet          |
| • Office           | 270,000 square feet          |                              | 270,000 square feet          |
| <b>Industrial</b>  | <b>1,560,195 square feet</b> | <b>4,218,305 square feet</b> | <b>5,778,500 square feet</b> |

- 1.3.5 Consider increases in development capacity when it can be demonstrated that additional transportation improvements have been implemented or are funded, or demands have been reduced (based on highway level of service and vehicle trips), and such increases are consistent with community needs and desires. (I1.9 and I1.10)
- 1.3.6 Monitor the capacities of other infrastructure (water, sewer, and other) and services and establish appropriate limits on development should their utilization and demands for service exceed acceptable levels or increase the cost burdens for existing residents. (I1.10)

#### DISTRIBUTION AND PATTERN OF DEVELOPMENT

##### Goal

- 1C Create a pattern and character of land use development that establishes American Canyon as a distinct "place" differentiated from adjacent urban areas, maintains a semi-rural character, and respects the environmental setting.

##### Objective

- 1.4 Provide for a pattern of development that (a) establishes distinct neighborhoods, districts, places of community activity and culture and open spaces that are interlinked and promote a cohesive image, (b) locates jobs, commerce, recreation, and other places of community activity within close proximity to all housing units, minimizing the need for vehicular use, (c) achieves a balance of uses to serve both sides of Highway 29, and (d) establishes an overall compact urban form surrounded by open space.

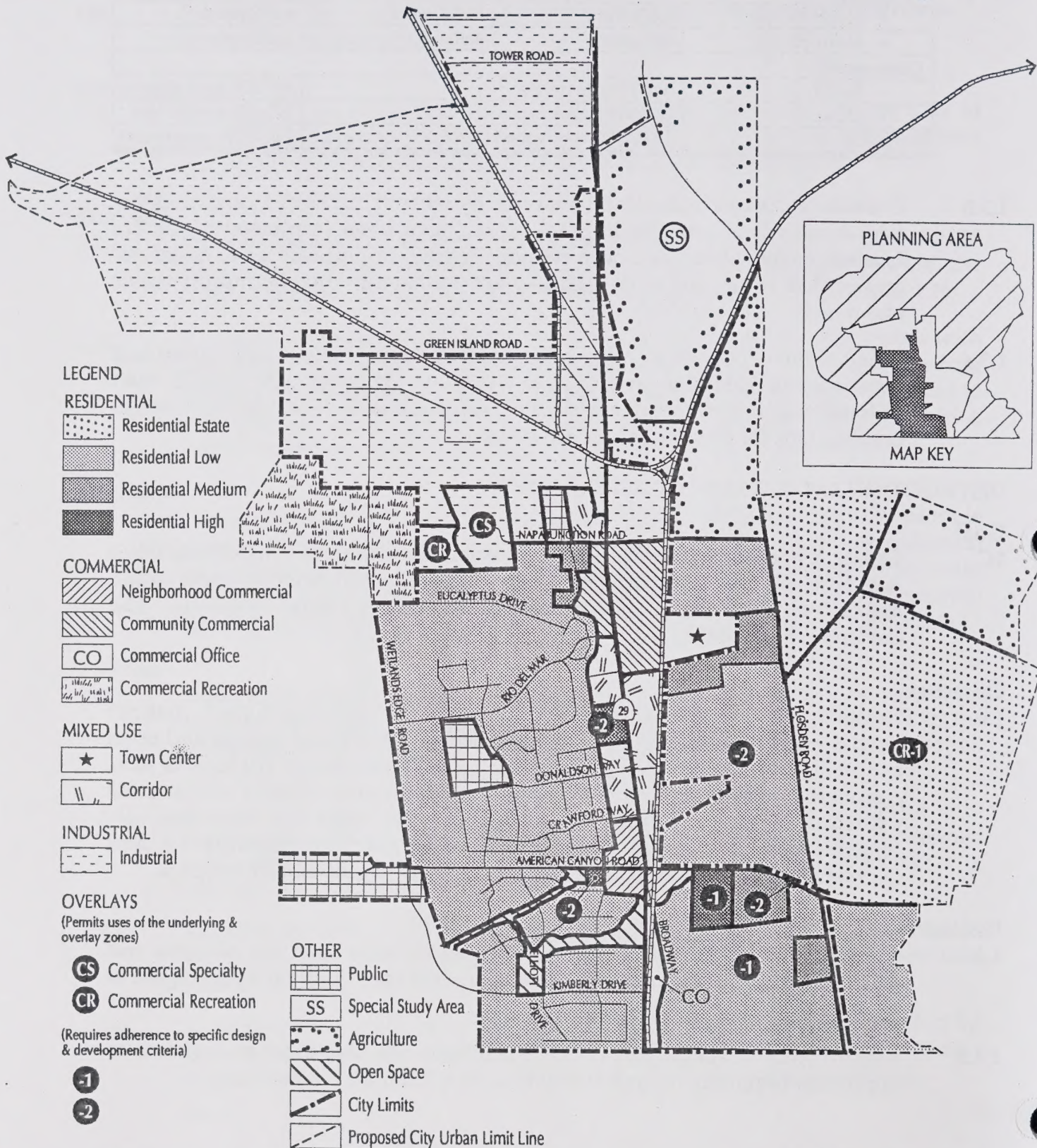
##### Policies

- 1.4.1 Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the Land Use Plan Map (Figure 1-1). (I1.1, I1.2, I1.4, I1.5, and I1.8)
- 1.4.2 Require that development within each land use classification adheres to applicable requirements and standards. (I1.1, I1.2, I1.4, I1.5, and I1.8)



# American Canyon

## GENERAL PLAN



Envicor Corporation Graphics

## LAND USE PLAN

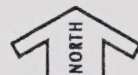
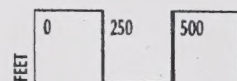


FIGURE 1-1



- 1.6.4 Require that elements be incorporated to adequately buffer agricultural operations from adjacent uses when abutting areas are developed or designated for urban/suburban uses. (I1.1, I1.2, I1.4, I1.5, and I1.8)
- 1.6.5 Prohibit the implementation of infrastructure and other services that are conducive to future subdivision and urban development. (I1.1, I1.2, I1.4, I1.5, I1.8, and I1.15)

#### *General*

- 1.6.6 Encourage the use of Williamson Act contracts, easements, and other techniques that ensure the long-term use of properties for agricultural activities. (I1.23)
- 1.6.7 Work with local agricultural producers to consider the possible establishment of farmers markets, festivals, site tours, and other events that emphasize the agricultural and rural character of the region. (I1.23)

### **RESIDENTIAL COMMUNITIES**

#### **Goal**

- 1E Ensure the development of residential neighborhoods that provide a range of housing opportunities to meet the physical, economic, and social needs of the population, are designed to exhibit a high quality and character, contain appropriate supporting services, and reflect their environmental setting.

#### **Single Family Residential**

#### **Objective**

- 1.7 Provide for the development of single family residential neighborhoods.

#### **Policies**

##### *Permitted Uses and Densities*

- 1.7.1 Accommodate the development of single family detached and, if clustered to preserve open space, single family semi-detached ("0-lot line") dwelling units in areas designated as "Residential Estate (RE)" at a density of 1 to 2 units per gross acre. (I1.1, I1.2, I1.4, I1.5, and I1.8)
- 1.7.2 Accommodate the development of single family detached and, if clustered to preserve open space, single family semi-detached ("0-lot line") dwelling units in areas designated as "Residential Low (RL)" at a density of 2 to 5 units per gross acre. (I1.1, I1.2, I1.4, I1.5, and I1.8)
- 1.7.3 Allow for animal and horsekeeping on larger lots within areas designated as "RE" and "RL," provided that they are compatible with adjacent residential uses. (I1.1, I1.2, I1.4, I1.5, and I1.8)



*Design and Development Principles*

- 1.7.4 Require that single family residential units be designed to convey a high level of quality and character by consideration of the following:
- a. modulation and articulation of building elevations, facades, and masses (avoiding undifferentiated box-like structures);
  - b. incorporation of a roof line that visually creates a horizontal terminus of the structure;
  - c. avoidance of building materials, colors, and construction elements that call attention to themselves and contradict the character of the community;
  - d. minimization of the amount and width of paving of front yards and driveways;
  - e. minimization of the garage facade as a dominant design element through such design techniques as garages that are setback further from the street than the remainder of the house, allowance of reduced setbacks of the primary dwelling elevation from the street, detached garages, and/or use of rear alley; and
  - f. utilization of design techniques that promote neighborhood interaction and activity in the front yard areas, such as usable front porches and defined unit entries.
- (11.1, 11.4-11.6, 11.11, and 11.14)
- 1.7.5 Require that animal and horsekeeping facilities in residential areas be designed and sited to ensure compatibility with adjacent residential functions. (11.1, 11.4, 11.5, 11.11, and 11.14)

**Multi-Family Residential****Objective**

- 1.8 Provide for the development of multi-family residential neighborhoods.

**Policies***Permitted Uses and Densities*

- 1.8.1 Accommodate the development of multi-family dwelling units or mobile homes in areas designated as "Residential Medium (RM)" at a density of 5 to 12 units per gross acre. (11.1, 11.2, 11.4, 11.5, and 11.8)
- 1.8.2 Accommodate the development of multi-family dwelling units in areas designated as "Residential High (RH-1)" and "Residential High (RH-2)" at a density of 12 to 16 and 16 to 20 units per gross acre respectively. (11.1, 11.2, 11.4, 11.5, and 11.8)



- 1.8.3 Preclude the development of single family subdivisions in areas designated as "RM" and "RH," unless environmental resources significantly constrain the development of the site requiring reductions in density. (I 1.1, I 1.2, I 1.4, I 1.5, and I 1.8)

#### *Design and Development Principles*

- 1.8.4 Require that multi-family residential projects be designed to convey a high level of quality and distinctive neighborhood character in conformance with the following:
- a. treatment of building elevations to convey the visual character of individual units rather than a singular building mass and volume;
  - b. location of the elevation of the first occupiable floor at or in proximity to the predominant grade elevation, limiting the visibility of subterranean parking facilities from the street frontage;
  - c. inclusion of separate and well-defined entries to convey the visual character of individual identity for each residential unit, which may be developed as seen from exterior facades, interior courtyards, and/or common areas;
  - d. siting and design of parking areas and facilities to be integrated with and not dominate the architectural character of the structure;
  - e. use of an adequate setback along the street frontage containing landscape, which provides physical and visual continuity with abutting sidewalks;
  - f. provision of usable and functional private open spaces, including ground level patios where appropriate or enclosed balconies of adequate size for use (minimum depth of 10 feet); and
  - g. provision of common open space that creates a pleasant living environment and provides a sense of openness and unit separation while providing attractive locations for functional activities such as childrens' outdoor play, preferably within sight of each residential unit.

(I 1.1, I 1.4–I 1.6, I 1.11, and I 1.14)

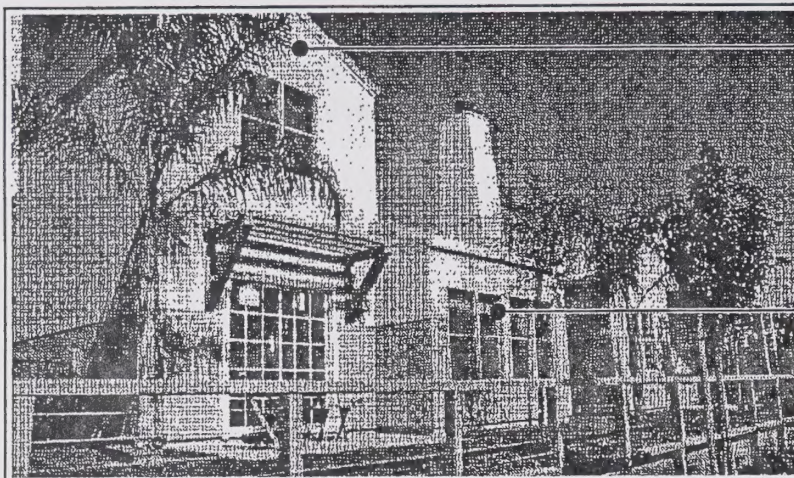
#### **Mixed Density Residential**

##### **Objective**

- 1.9 Provide for the development of neighborhoods integrating single and multi-family residential units that minimizes the traditional segregation of unit types, avoids over concentration of apartments, preserves open spaces, and achieves a higher level of neighborhood quality.



## MULTI-FAMILY RESIDENTIAL DESIGN PRINCIPLES



— VARIATION OF BUILDING HEIGHT

— VARIATION AND MODULATION OF FACADES



— SEPARATE ENTRIES FOR EACH UNIT

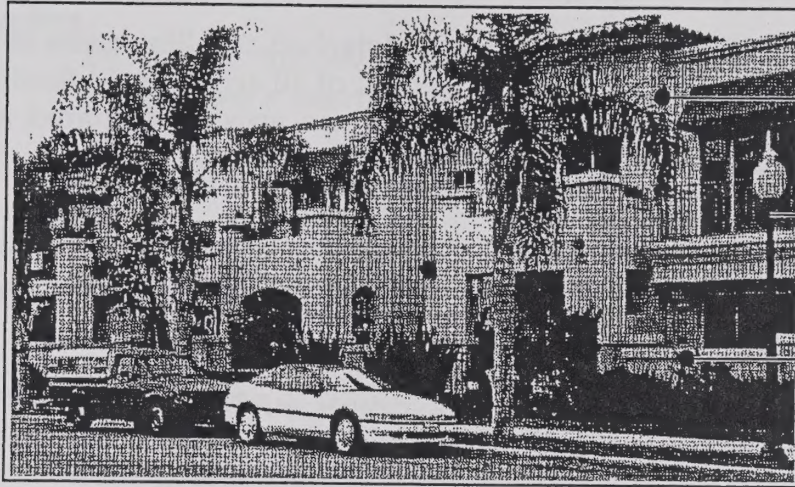
— USABLE PORCHES

— ENTRIES IN PROXIMITY TO GRADE ELEVATION

— LANDSCAPED SETBACK FROM STREET



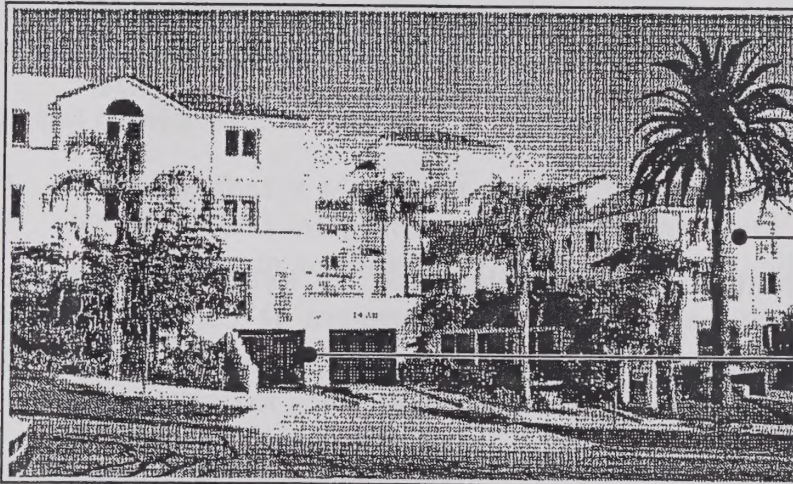
## MULTI-FAMILY RESIDENTIAL DESIGN PRINCIPLES (Continued)



ARCHITECTURAL TREATMENT OF  
ALL BUILDING ELEVATIONS

VISUAL SENSE OF INDIVIDUAL  
UNITS

FIRST FLOOR AT GRADE  
ELEVATION



MODULATION OF BUILDING  
VOLUMES AND MASSES

ISOLATED PARKING; LIMITED  
ACCESS



**Policies***Permitted Uses and Densities*

- 1.9.1 Accommodate the development of single family detached and, to facilitate clustering for open space preservation, single family semi-detached and multi-family dwelling units in areas designated as "Residential Low-1 (RL-1)" at a cumulative density of 2 to 5 units per gross acre provided that the total number of multi-family units does not exceed 15 percent of the total units allowed on the site. (I 1.1, I 1.2, I 1.4, I 1.5, and I 1.8)
- 1.9.2 Accommodate the development of single family detached dwelling units at a density of 2 to 5 units per gross acre and, on a total of 10 acres, multi-family units at a density of 12 to 16 units per gross acre in areas designated as "Residential Low-2 (RL-2)." (I 1.1, I 1.2, I 1.4, I 1.5, and I 1.8)

*Design and Development Principles*

- 1.9.3 Require that single family residential units be designed to achieve a high level of quality in accordance with Policy 1.7.3. (I 1.1, I 1.4-I 1.6, I 1.11, and I 1.14)
- 1.9.4 Require that multi-family residential units be designed to achieve a high level of quality in accordance with Policy 1.8.3. (I 1.1, I 1.4-I 1.6, I 1.11, and I 1.14)
- 1.9.5 Require that single and multi-family units be sited and designed to ensure compatibility and achieve a visual and physical sense of integration and cohesiveness (avoiding the character of physically separate developments), using such techniques as connecting pedestrian paths, extensive landscape, and similar architectural design elements. (I 1.1, I 1.4, I 1.5, I 1.11, and I 1.14)

**Infill of Existing Residential Neighborhoods****Objective**

- 1.10 Provide for the retention and maintenance of existing residential neighborhoods and ensure that new development is compatible with their character.

**Policies***Permitted Uses and Densities*

- 1.10.1 Require that the replacement or infill of housing in existing residential neighborhoods be comparable in scale and intensity with existing uses. (I 1.1 and I 1.11)

*Design and Development Principles*

- 1.10.2 Require that the replacement or infill of housing in existing residential neighborhoods be compatible with existing development including the:



- a. maintenance of the predominant or median existing front, side, and rear yard setbacks; and
- b. use of complementary building materials, colors, and forms, while allowing flexibility for distinguished design solutions.

(I 1.1, I 1.6, I 1.11, and I 1.14)

### **New Residential Subdivisions**

#### **Objective**

- 1.11 Provide for the development of new residential subdivisions and projects that incorporate a diversity of uses, are configured to establish a distinct sense of neighborhood and identity, and maintain significant environmental resources.

#### **Policies**

##### *Permitted Uses and Densities*

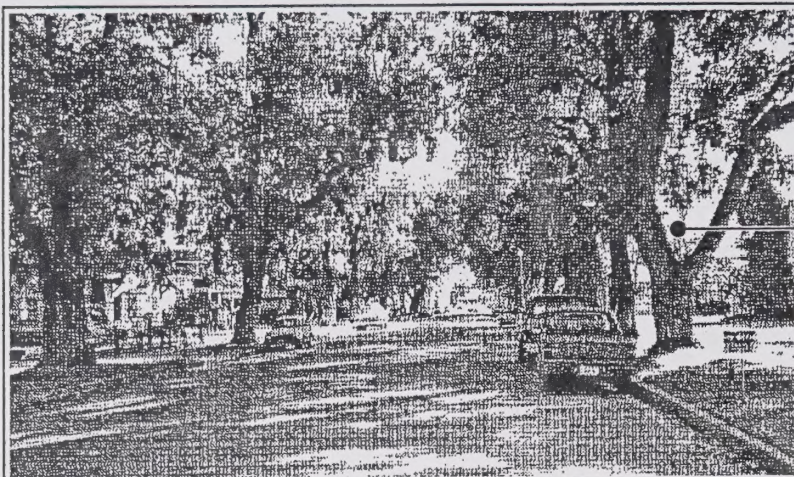
- 1.11.1 Permit the development of single family, multi-family, and mixed-density residential neighborhoods and communities on large scale parcels in accordance with the densities prescribed by the **Land Use Plan Map**. (I 1.1, I 1.2, I 1.4, I 1.5, and I 1.8)
- 1.11.2 Require the inclusion of a minimum number of accessory dwelling units in single family residential subdivisions as determined by a Master or Specific Plan. (I 1.1, I 1.2, I 1.4, I 1.5, and I 1.8)

##### *Design and Development Principles*

- 1.11.3 Require that a Master or Specific Plan be submitted that provides for a cohesive and integrated residential community on sites of twenty (20) acres and greater in accordance with the principles and standards stipulated herein. (I 1.4, I 1.5, and I 1.8)
- 1.11.4 Require that land use and site design techniques be employed that achieve an integration of uses and sense of neighborhood and community, avoiding the character of undifferentiated residential tracts, based upon consideration of the following:
- a. establishment of a street pattern based on interconnecting streets that create a pattern of blocks rather than cul-de-sacs, to the extent permitted by topography, property configurations, and policies for environmental resource management and hillside preservation;
  - b. inclusion and provision of driveway access from alleys, where appropriate;



## RESIDENTIAL COMMUNITIES DESIGN PRINCIPLES



**"TRADITIONAL" RESIDENTIAL NEIGHBORHOOD**

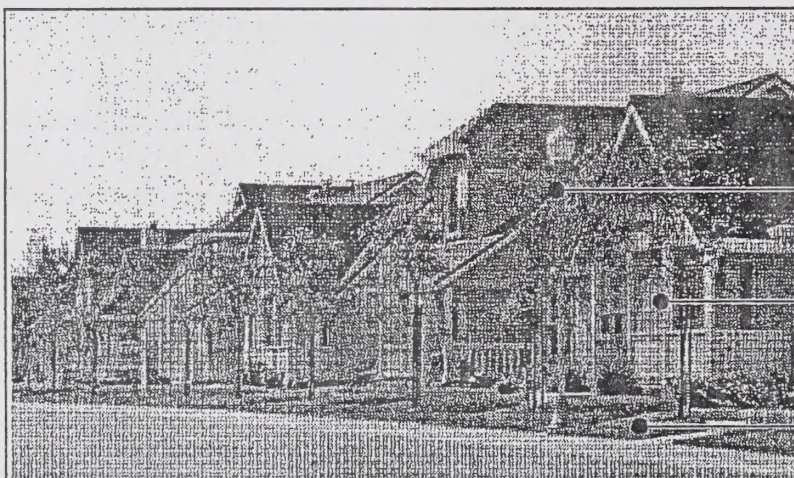
- EXTENSIVE LANDSCAPE
- HOUSING ORIENTED TO STREET
- NARROW STREETS SLOWS TRAFFIC
- GARAGES ARE NOT VISUALLY DOMINANT



**"NEO-TRADITIONAL" SUBDIVISIONS**

HOUSES FACE THE STREET AND EACH OTHER

STREET WIDTHS REDUCED FROM TYPICAL SUBURBAN SUBDIVISIONS



PEDESTRIAN/NEIGHBORHOOD-ORIENTED LIGHTING

USABLE FRONT PORCHES

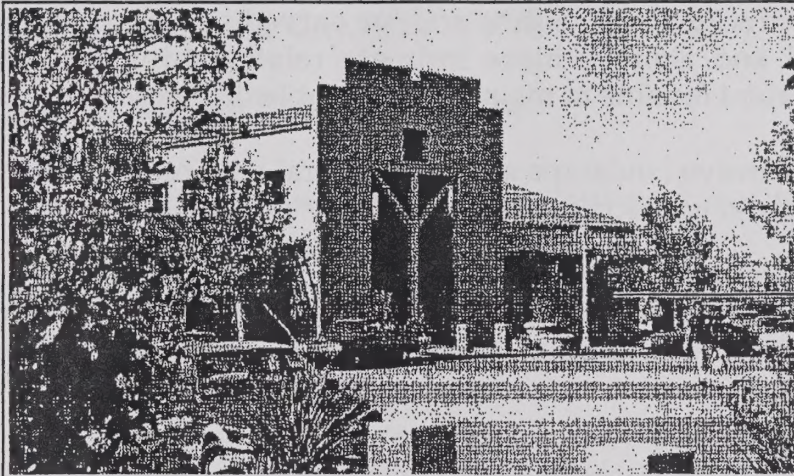
ORIENTATION OF HOUSES DEFINE FRONT YARDS AS OUTDOOR "LIVING ROOMS"; GARAGES DO NOT VISUALLY DOMINATE



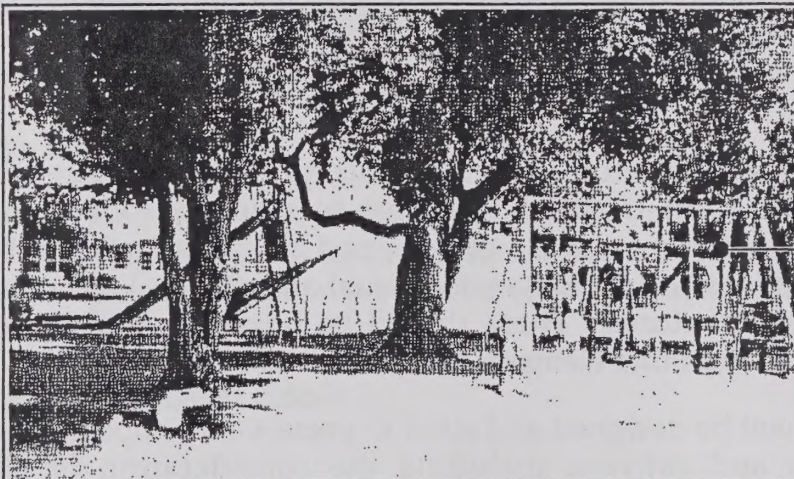
## RESIDENTIAL COMMUNITIES DESIGN PRINCIPLES (Continued)



- ACCESSORY DWELLING
- USABLE PORCH ON STREET ELEVATION
- GARAGE LOCATED IN REAR; VIEW FROM STREET IS MINIMIZED
- DRIVEWAY PAVING IS MINIMIZED



- COMMUNITY ACTIVITY CENTER INCORPORATED WITH HOUSING ("FOCAL POINT")



- INCLUSION OF NEIGHBORHOOD AND COMMUNITY PARKS



- c. integration of public squares, mini-parks, or other landscaped elements to visually terminate streets, where appropriate;
- d. integration of comparatively small clusters of multi-family housing with single family areas to preserve open space, topography, and significant environmental resources, where appropriate;
- e. establishment of a common gathering or activity center within a reasonable walking distance of residential neighborhoods, which may contain services (such as child- or elder-care), recreation, public meeting rooms, recreational facilities, small commercial uses, or similar facilities;
- f. siting of common facilities around a public park or plaza to encourage a high level of community activity;
- g. establishment of a continuous network of sidewalks, pedestrian, bicycle, and equestrian trails, and other elements that link all community areas and provide linkages to adjacent neighborhoods and districts;
- h. consideration of reduced street widths and/or curved streets to reduce automobile speed and achieve more intimate relationships between structures, to the extent feasible to maintain acceptable fire protection and traffic flows;
- i. incorporation of extensive landscape along peripheral and interior streets, pedestrian, bicycle, and equestrian trails, and at key public places;
- j. exclusion of walls around the site's perimeter and primary streets, unless an extensive landscape setback or linear park is provided and walls are aesthetically designed (prohibiting standard slumpstone and concrete block).

(I 1.1, I 1.4–1.8, and I 1.11)

- 1.11.5 Require that property frontages along arterial and secondary highways be designed to provide appropriate setbacks and buffers, using extensive landscape, berms, and other elements, and avoiding the use of walls. (I 1.1, I 1.4–I 1.7, I 1.11, and I 1.12)
- 1.11.6 Require that nonresidential structures and sites incorporated in “planned” communities (e.g., recreation facilities, community meeting rooms and auditoriums, neighborhood commercial, services, and religious facilities) be designed to be compatible with and convey the visual and physical scale and character of residential structures. These should be linked by pedestrian walkways, bicycle paths, and other elements. (I 1.1, I 1.4–I 1.6, I 1.11, and I 1.12)
- 1.11.7 Require that development be designed and sited to preserve the topographic character of hillsides and canyons including the consideration of the following:



- a. concentration of development on areas of lesser slope, reducing densities as slope increases;
- b. no mass grading on slopes exceeding 25 percent, except for topographic anomalies that are detached from the overall topographic character, minimizing the depth of residential pads while preserving sufficient area for usable outdoor space;
- c. prohibition of development on slopes exceeding 50 percent and maintenance of natural grades in higher elevation areas; and
- d. minimization of the height of manufactured slopes to 30 feet or less which are maintained by homeowners.

(I 1.1, I 1.2, I 1.4, I 1.5, and I 1.11)

- 1.11.8 Require that any lands proposed for dedication to the City (parks, schools, etc.) be usable and appropriate for the intended use and a source of funds to maintain the area be confirmed to ensure that inappropriate costs are not shifted to the City. (I 1.1, I 1.2, I 1.4, I 1.5, and I 1.8)

### **Institutional Uses in Residential Areas**

#### **Objective**

- 1.12 Provide for the inclusion of recreational, institutional, and service uses that support resident needs within residential neighborhoods.

#### **Policies**

##### *Permitted Uses*

- 1.12.1 Accommodate the development of parks, schools, libraries, community meeting facilities, religious facilities, and similar community-serving uses in all residential areas, provided that they are compatible with the intended residential function and subject to City review and approval. (I 1.1, I 1.2, I 1.4, I 1.5, and I 1.8)

##### *Design and Development*

- 1.12.2 Require that nonresidential structures incorporated in residential neighborhoods be designed to be compatible with and convey the visual and physical scale and character of residential structures. (I 1.1, I 1.4–I 1.6, I 1.11, and I 1.14)

### **Housing for Special Needs**

#### **Objective**

- 1.13 Provide housing for senior citizens, the physically-challenged, and other populations with special needs.



## Policy

### *Permitted Uses*

- 1.13.1 Accommodate the development of housing types intended to meet the special needs of senior citizens, the physically challenged, and low- and moderate-income households in areas designated for multi-family residential and mixed-use on the **Land Use Plan Map**, in accordance with the **Housing Element** and State Law, and provided that they are designed to be compatible with adjacent uses. (11.1, 11.4, 11.5, 11.8, and 11.11)

## COMMERCIAL CENTERS AND DISTRICTS

### Goal

- 1F Ensure the development of diverse, high quality commercial uses that function as distinctive places, meet resident needs, attract visitors, and contribute significant revenue to the City.

### Neighborhood Commercial Uses

#### Objective

- 1.14 Provide for development of a diversity of retail and service commercial uses that are oriented to the needs of local residents.

#### Policies

##### *Permitted Uses*

- 1.14.1 Accommodate the development of retail commercial, eating and drinking establishments, household goods sales, food sales, drugstores, personal services, cultural facilities (e.g., libraries and museums), and similar uses in areas designated as "Neighborhood Commercial (CN)" on the **Land Use Plan Map (Figure 1-1)**. Emphasis should be placed upon the attraction of uses that serve adjacent neighborhoods, such as grocery and drug stores, restaurants and delicatessens, video rentals, and bookstores. Highway-oriented uses, such as gas stations and automobile service facilities should be discouraged at major intersections. (11.1, 11.4, 11.5, 11.8, and 11.19)

##### *Density*

- 1.14.2 Accommodate the development of commercial uses at a maximum density of a floor area ratio of 0.35 and height of two (2) stories. (11.1, 1.4, 1.5, and 1.8)

##### *Design and Development Principles*

- 1.14.3 Require that development be designed to convey a local neighborhood, "village" environment in accordance with Policies 1.18.1 to 1.18.5 and the following:



- a. buildings should be low-rise and pedestrian-oriented;
- b. buildings should be sited on common sidewalks, pedestrian areas, and bicycle paths that are connected with surrounding residential communities;
- c. extensive landscaping should be used that visually "extends" the character of surrounding residential neighborhoods; and
- d. site and design structures so that they do not "back onto" adjacent residential areas.

(11.1, 1.4-1.7, 1.11, and 1.14)

### Community Commercial Uses

#### **Objective**

- 1.15 Provide for development of a diversity of retail and service commercial uses that support the needs of multiple neighborhoods and the greater community and reduce the need for external trips to adjacent jurisdictions.

#### **Policies**

##### *Permitted Uses*

- 1.15.1 Accommodate the development of retail commercial, professional offices, eating and drinking establishments, household goods sales, food sales, drugstores, building materials and supplies, personal services, overnight accommodations, cultural facilities, and similar uses in areas designated as "Community Commercial (CC)" on the **Land Use Plan Map (Figure 1-1)**. Up to 25 percent of a site may be developed with multi-family dwelling units at a density of 16 to 20 units per gross acre. At a minimum, one or more major businesses establishments whose individual footprint exceed a minimum of 50,000 square feet should be incorporated. (11.1, 1.4, 1.5, 1.8, and 1.19)

##### *Density*

- 1.15.2 Accommodate the development of commercial uses at a maximum density of a floor area ratio of 0.35 and height of two (2) stories. (11.1, 1.4, 1.5, and 1.8)

##### *Design and Development Principles*

- 1.15.3 Require that development be designed to convey a local neighborhood, "village" environment in accordance with Policies 1.18.1 to 1.18.5. (11.1, 1.4-1.7, 1.11, and 1.14)



**Commercial Office Uses****Objective**

- 1.16 Provide for development of low-intensity office uses that serve the needs of the existing and future residents of the City.

**Policies***Permitted Uses*

- 1.16.1 Accommodate the development of professional and medical offices and ancillary uses, such as photocopy services and restaurants, in areas designated "Commercial Office (CO)" on the **Land Use Plan Map (Figure 1.1)**. (11.1, 11.4, 11.5, 11.8, and 11.19)

*Density*

- 1.16.2 Accommodate the development of office commercial uses at a maximum density of a floor area ratio of 0.35 and height of two (2) stories. (11.1, 11.4, 11.5, and 11.8)

*Design and Development Principles*

- 1.16.3 Require that development be designed to convey a local neighborhood, "village" environment in accordance with Policies 1.18.1 to 1.18.5. (11.1, 1.4-1.7, 1.11, and 1.14)

**Specialty Commercial****Objective**

- 1.17 Provide for development of uses that capitalize on and attract visitors due to their unique viewsheds of the Napa River, San Francisco Bay, and Napa Valley, site topography, and other natural characteristics.

**Policies***Permitted Uses*

- 1.17.1 Accommodate the development of restaurants, hotels/motels, supporting retail, and similar uses in areas designated as "Specialty Commercial (CS)" on the **Land Use Plan Map (Figure 1-1)**. (11.1, 11.4, 11.5, 11.8, and 11.19)

*Density*

- 1.17.2 Accommodate the development of specialty commercial uses at a maximum density of a floor area ratio of 0.5 and height of two (2) stories. (11.1, 11.4, 11.5, and 11.8)



**Design and Development Principles**

- 1.17.3 Require that development be sited and designed to emphasize the unique character of its setting and intended functions (e.g., maintenance of viewsheds) and convey a high level of quality in accordance with Policies 1.18.1 to 1.18.5. (I1.1, I1.4–I1.7, I1.11, and I1.14)

**General Design Principles for All Commercial Development****Objective**

- 1.18 Ensure that commercial development be designed to exhibit a high quality of architectural character and emphasize a low scale “village” environment and pedestrian activity.

**Policies**

- 1.18.1 Require that commercial buildings be designed to convey a high level of design quality, including the following:
- a. architectural treatment of all facade elevations, including the articulation and modulation of facades to provide visual interest;
  - b. provision of visually and physically transparent building elements (windows, doors, etc.) along the majority of the ground elevation facing street frontages and primary parking areas;
  - c. incorporation of arcades, courtyards, and other recesses along the street elevations to provide visual relief and interest;
  - d. clear identification of building entrances by design elements (recessed or extended entries, porticoes, and other), signage, and/or landscape;
  - e. visual differentiation of upper from lower floors;
  - f. integration of signage with the architectural character of the structure and limitation on their number and size;
  - g. screening and visual integration of rooftop air conditioning, heating, and other mechanical equipment;
  - h. extensive use of landscape that provides a three-dimensional character, including elements such as planting beds, raised planters, containers, or window boxes; and
  - i. provision of clearly defined pedestrian access to parking areas, differentiated by materials, texture, signage, lighting, landscape, and/or other appropriate design elements (the use of painted walkways is unacceptable).

(I1.1, I1.4–I1.7, I1.11, and I1.14)



- 1.18.2 Require that multi-tenant and large scale commercial development be sited and designed to convey a "village" environment in accordance with the following:
- a. use of multiple building volumes and masses and highly articulated facades to reduce the visual sense of large scale "boxes" and create a visual fabric of multiple buildings and storefronts;
  - b. linkage of individual structures and storefronts by establishing common building "walls" along pedestrian sidewalks, plazas, and other open spaces;
  - c. siting of a portion of the buildings along the primary street frontage, with parking partially or fully screened by the buildings;
  - d. use of roofline and height variations to break up massing and provide visual interest;
  - e. use of pedestrian-oriented signage;
  - f. design of parking structures to be visually integrated with the commercial buildings and convey the image of occupied space; and
  - g. provision of pedestrian and bicycle paths to adjacent districts and neighborhoods.
- (I 1.1, I 1.4–I 1.7, I 1.11, and I 1.14)
- 1.18.3 Require that the onsite lighting of commercial uses be unobtrusive and designed to ensure that only the intended area is illuminated, offsite glare is minimized, and adequate safety is provided. (I 1.1, I 1.4, I 1.5, and I 1.11)
- 1.18.4 Require that entertainment, drinking establishments, and other uses characterized by high levels of activity provide adequate physical, safety, and operational measures to prevent negative impacts on adjacent properties. (I 1.1, I 1.4, I 1.5, I 1.11, and I 1.12)

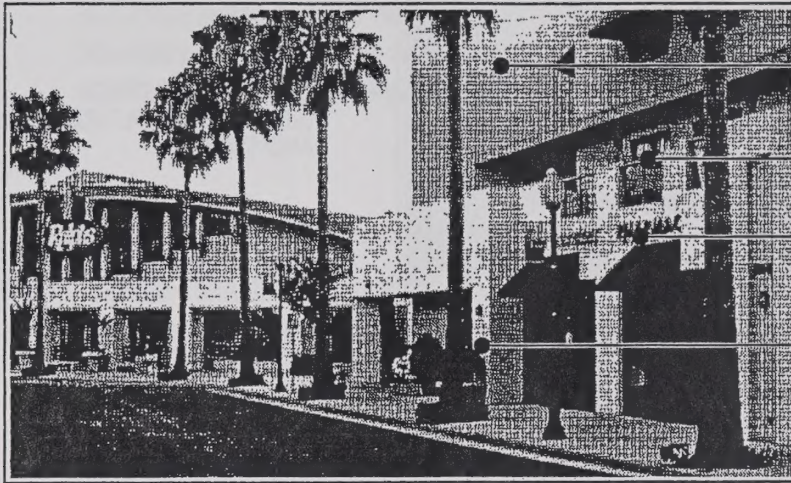
#### **MIXED USE CENTERS AND DISTRICTS**

##### **Goal**

- 1G** Provide for the development of distinct districts and corridors that integrate commercial and housing to enhance the area's character and "vitality," provide a substantial residential base in proximity to commercial and services, enhance pedestrian activity, and reduce the need for vehicular use.



## COMMERCIAL DISTRICTS DESIGN PRINCIPLES



MODULATION OF BUILDING  
MASSES, VOLUMES, AND ROOF  
LINE

DIVERSITY OF USES (FOOD,  
SERVICES, AND HOUSING)

SIGNS INTEGRATED WITH  
ARCHITECTURAL CHARACTER

BUILDING LOCATED IN  
PROXIMITY TO SIDEWALKS AND  
STREET



SIGNS ORIENTED TO  
PEDESTRIANS; NOT  
AUTOMOBILES

ARTICULATED BUILDING  
ELEVATIONS

SIDEWALK IS A PLEASANT PLACE  
TO BE



BUILDING STOREFRONTS ARE  
ORIENTED TO PEDESTRIANS;  
TRANSPARENT AND AT GRADE



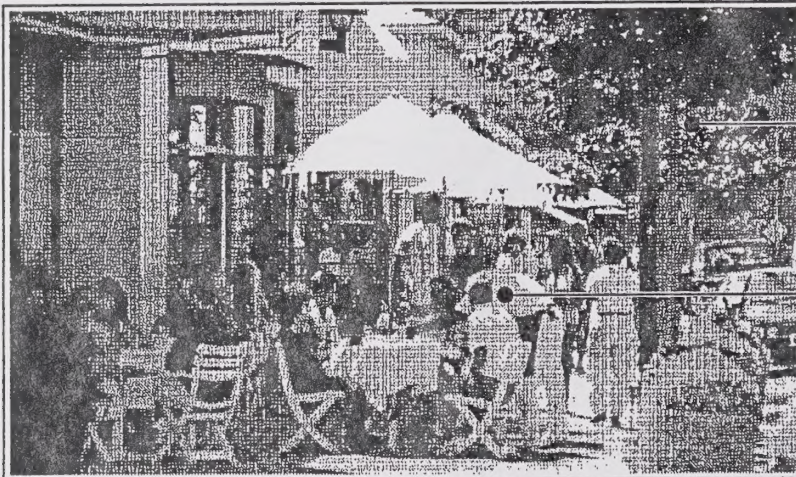
## COMMERCIAL DISTRICTS DESIGN PRINCIPLES (Continued)



COMMON BUILDING  
ELEVATION ALONG SIDEWALKS  
AND STREET

ARCHITECTURAL TREATMENT OF  
ALL ELEVATIONS

PEDESTRIAN-ORIENTED  
AMENITIES



STREET TREE "CANOPY"

OUTDOOR RESTAURANTS AND  
CAFES



USE OF SIDEWALKS AND  
STREETS FOR FARMERS MARKET



## **Town Center**

### **Objective**

- 1.19 Provide for the development of a Town Center that physically and functionally serves as the symbolic and identifiable focus of activity and identity for the City of American Canyon, acts as an entry to Napa Valley, and is linked with adjacent land uses.

### **Policies**

#### *Permitted Uses*

- 1.19.1 Accommodate the development of a diversity of uses that function as the "downtown" for American Canyon including, but not limited to, governmental offices, professional offices, retail commercial, hotel/motel, community services, entertainment, restaurant, community auditorium, public meeting rooms, cultural facilities (museums, libraries, theater, etc.), community and visitor information centers, and similar uses in areas designated as "Town Center (TC)" on the Land Use Plan Map (Figure 1-1). (I 1.1, I 1.4, I 1.5, I 1.8, and I 1.19)
- 1.19.2 Promote the development of mixed-use structures that accommodate housing above lower level retail, office, or other commercial uses. (I 1.1, I 1.4, I 1.5, and I 1.8)
- 1.19.3 Require the inclusion of a plaza or square, which functions as a "stage" for public events and festivals and casual pedestrian activity and allow for the inclusion of other public amenities. (I 1.1, I 1.4, I 1.5, and I 1.8)

#### *Density (as determined by the portion of the total site on which the use is located)*

- 1.19.4 Accommodate the development of commercial uses at a maximum density of a floor area ratio of 0.5 and height of three (3) stories. (I 1.1, I 1.4, I 1.5, and I 1.8)
- 1.19.5 Accommodate the development of mixed-use structures, vertically integrating housing with commercial, at a maximum density of a floor area ratio of 1.5, provided that a minimum FAR of 0.25 and maximum of 0.5 is developed for commercial use, and height of four (4) stories. (I 1.1, I 1.4, I 1.5, and I 1.8)
- 1.19.6 Accommodate the development of free-standing multi-family dwellings in accordance with Policies 1.8.2 and 1.8.3. (I 1.1, I 1.4, I 1.5, and I 1.8)

#### *Design and Development Principles*

- 1.19.7 Require that a Master or Specific Plan be submitted prior to individual project approval that provides for the cohesive and integrated development of the Town Center in accordance with the principles and standards stipulated herein. (I 1.4 and I 1.5)



- 1.19.8 Require that buildings be sited and designed to establish a unified pedestrian-oriented “village” environment considering the following (in addition to the principles defined by Policies 1.18.1–1.18.2):
- a. siting of a portion of the buildings in proximity to the principal access street and other appropriate streets, establishing a “Main Street” character, with parking located to the rear of the structures;
  - b. inclusion of a major “public square” as a gathering space for public activity (musical groups, concerts, plays, and other spontaneous or programmed community events) and highly visible and accessible public meeting facilities;
  - c. incorporation of uses in the first floor along the street frontage that stimulate pedestrian-activity; limiting professional offices, data computing, and other similar uses to the rear or above the first floor; and
  - d. assurance that the front setbacks are visually and physically accessible to pedestrians, except as may be required for security.
- (11.1, 11.4–11.7, 11.11, and 11.14)
- 1.19.9 Require that free-standing multi-family dwelling units be designed to convey a high quality image in accordance with Policy 1.8.4. (11.1, 11.4–11.7, 11.11, and 11.14)
- 1.19.10 Require that mixed-use structures be designed to mitigate potential conflicts between the commercial and residential uses (e.g., noise, lighting, security, and truck and automobile access) and provide adequate amenities for residential occupants. (11.1, 11.4, 11.5, 11.11, and 11.12)
- 1.19.11 Require the implementation of public streetscape improvements that uniquely identify the Town Center, including elements such as landscape, street furniture, signage, and pedestrian-scaled lighting. (11.4, 11.5, 11.8, and 11.16)

### Mixed Use Corridor

#### **Objective**

- 1.20 Provide for the more efficient uses of corridors by the integration of commercial uses and housing.

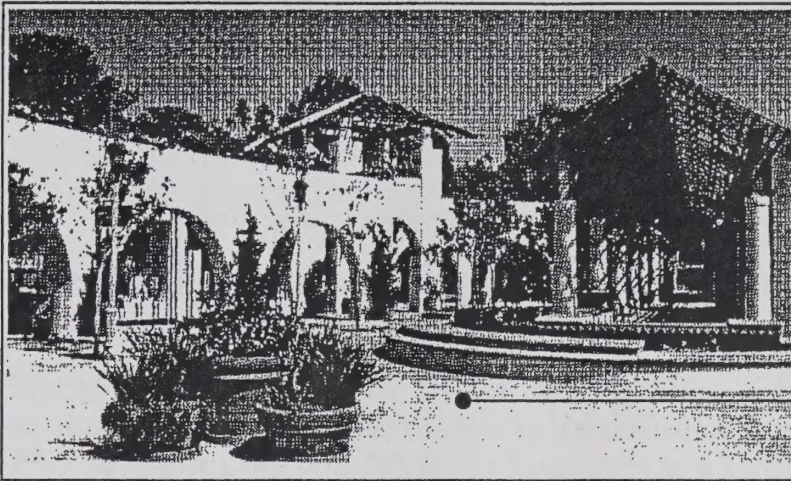
#### **Policies**

##### *Permitted Uses*

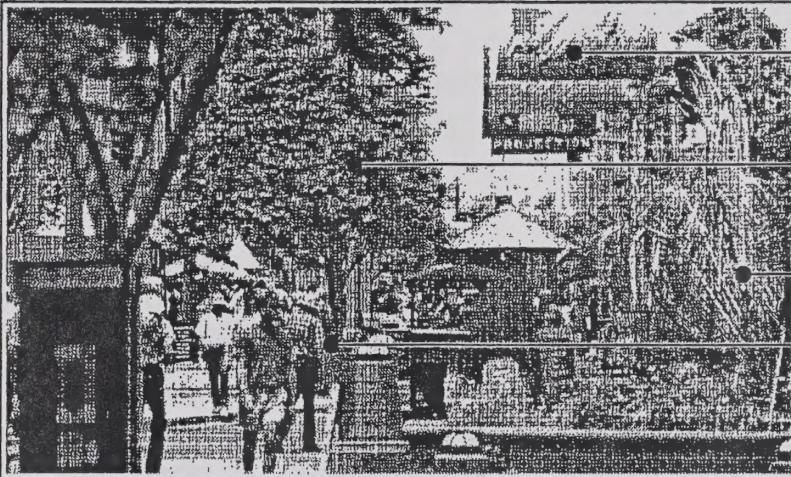
- 1.20.1 Accommodate the development of retail commercial, professional offices, eating and drinking establishments, household goods sales, food sales, drugstores, building materials and supplies, personal services, overnight accommodations, cultural facilities, and similar uses in areas



## TOWN CENTER DESIGN PRINCIPLES



PUBLIC AND COMMERCIAL  
BUILDINGS LOCATED ON  
COMMUNITY ACTIVITY PLAZA

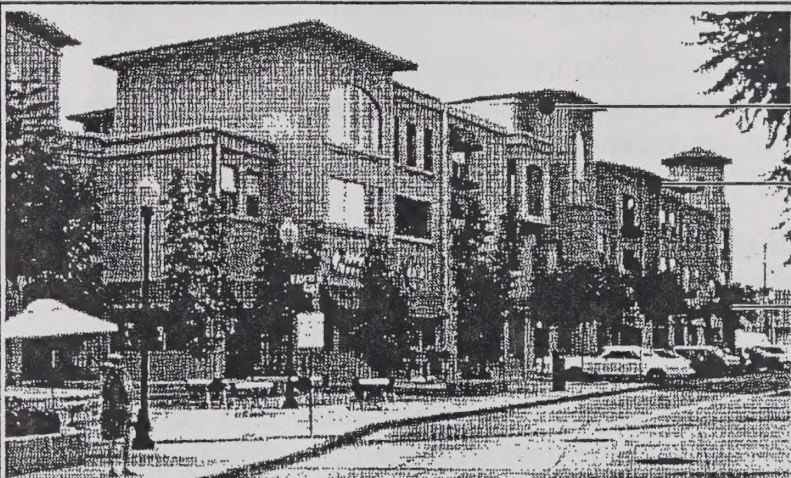


BANNERS PROMOTE FESTIVITY

EXTENSIVE LANDSCAPE

PUBLIC ART

PEDESTRIAN-ORIENTED  
STREETScape AMENITIES



MULTIPLE BUILDING VOLUMES  
AND MASSES

MIXED USE STRUCTURES  
INCORPORATING COMMERCIAL  
AND HOUSING

BUILDING LOCATED ON STREET  
FRONTAGE



designated as "Mixed Use (MU)" on the Land Use Plan Map (Figure 1-1). (I 1.1, I 1.4, I 1.5, I 1.8, and I 1.19)

- 1.20.2 Promote the development of mixed-use structures that accommodate housing above lower level retail, office, or other commercial uses. (I 1.1, I 1.4, I 1.5, I 1.8, and I 1.19)
- 1.20.3 Accommodate the development of multi-family dwelling units on a minimum site area of 20,000 square feet. (I 1.1, I 1.4, I 1.5, and I 1.8)

*Density (as determined by the portion of the total site on which the use is located)*

- 1.20.4 Accommodate the development of commercial uses at a maximum density of a floor area ratio of 0.35 and height of two (2) stories. (I 1.1, I 1.4, I 1.5, and I 1.8)
- 1.20.5 Accommodate the development of mixed-use structures, vertically integrating housing with commercial, at a maximum density of a floor area ratio of 1.5, provided that a minimum FAR of 0.2 and maximum of 0.35 is developed for commercial use, and height of three (3) stories. (I 1.1, I 1.4, I 1.5, and I 1.8)
- 1.20.6 Accommodate the development of multi-family dwelling units in accordance with Policies 1.8.2 and 1.8.3. (I 1.1, I 1.2, I 1.4, I 1.5, and I 1.8)

*Design and Development Principles*

- 1.20.7 Require that mixed use structures and sites be designed to mitigate potential conflicts between the commercial and residential uses, considering such issues as noise, lighting, security, and truck and automobile access. (I 1.1, I 1.4, I 1.5, I 1.11, and I 1.12)
- 1.20.8 Require that mixed use developments be designed to provide adequate transitions with adjacent land uses, which may include horizontal and vertical setbacks, landscape, screening elements, and similar techniques. (I 1.1, I 1.4, I 1.5, I 1.11, and I 1.14)
- 1.20.9 Require that mixed-use development projects be designed to achieve a high level of design quality in accordance with Policies 1.18.1 and 1.19.10. (I 1.1, I 1.4–I 1.7, I 1.11, and I 1.14)
- 1.20.10 Require that free-standing multi-family dwelling units be designed to convey a high quality image in accordance with Policy 1.8.4. (I 1.1, I 1.4–I 1.7, I 1.11, and I 1.14)

## COMMERCIAL RECREATION CENTERS

### Goal

- 1H Provide for the development of commercial enterprises that capitalize upon the natural environmental setting and resources of the City.



**Objective**

- 1.21 Provide for the development of recreation-oriented uses adjacent to the Napa River and wetlands and in the foothills of the City.

**Policies***Permitted Uses*

- 1.21.1 Allow for the development of interpretative nature centers, educational conference facilities, recreational vehicle parks, overnight camping, day-use camping and picnicking, and similar recreation and resource-oriented facilities in areas designated as "Commercial Recreation (CR)" on the **Land Use Plan Map (Figure 1-1)**. (I 1.1, I 1.2, I 1.4, I 1.5, I 1.8, and I 1.19)
- 1.21.2 Allow for the development of a small craft marina or launching facility on the Napa River. (I 1.1, I 1.2, I 1.4, I 1.5, I 1.8, and I 1.19)
- 1.21.3 Allow for the development of public and private golf courses, hotel/motel, and supporting facilities (e.g., pro shop, restaurant, banquet rooms, tennis courts, and swimming pool), single family detached dwellings, and, if clustered to preserve open space and topography, single family semi-detached and multi-family dwellings in areas designated as "Commercial Recreation-1 (CR-1)" on the **Land Use Plan Map (Figure 1-1)**. (I 1.1, I 1.2, I 1.4, I 1.5, I 1.8, and I 1.19)

*Density*

- 1.21.4 Determine the appropriate scale of development on a case-by-case basis to account for the specific environmental characteristics of the site and nature of the proposed project in areas designated as "CR." In areas abutting the Napa River, the determination of density should be made in collaboration with the Department of Fish and Game and other appropriate resource management agencies. (I 1.1, I 1.4, I 1.5, I 1.8, I 1.11, I 1.18, and I 1.22)
- 1.21.5 Accommodate the development of dwelling units at a density of 1 to 2 units per gross acre in areas designated as "CR-1." (I 1.1, I 1.2, I 1.4, I 1.5, and I 1.8)

*Design and Development Principles*

- 1.21.6 Require that structures be sited and design to preserve the environmental integrity of the site; emphasizing the use of natural and indigenous materials in construction and onsite waste management and recycling. (I 1.1, I 1.4, I 1.5, I 1.8, I 1.11, and I 1.12)
- 1.21.7 Require that commercial recreational uses be designed and sited to ensure compatibility with abutting residential neighborhoods. (I 1.1, I 1.4, I 1.5, I 1.8, and I 1.11)



- 1.21.8 Require that development projects that mix commercial-recreational and residential land uses be designed to create a high quality character and integrated and cohesive community in accordance with Policies 1.7.4, 1.8.4, 1.9.5, and 1.11.3–1.11.8. (11.1, 11.4–11.7, 11.11, and 11.14)

## **INDUSTRIAL DISTRICTS**

### **Goal**

- 1I** Ensure the development of industrial uses that provide employment for residents of American Canyon and the surrounding region and contribute significant revenue for the City.

### **Objective**

- 1.22 Provide for the continuation of existing and development of new industries that capitalize upon the geographic advantages of the City (including adjacency to Napa County Airport and the railroad), the agricultural production of the region, and emerging types of businesses (such as “thematic” and “environmental” based industries), offer opportunities for the clustering of key economic sectors, and maintain the environmental quality of the City.

### **Policies**

#### *Permitted Uses*

- 1.22.1 Accommodate the continuation of existing and development of new manufacturing, research and development, warehouse and distribution, ancillary offices, and similar uses in areas designated as “Industrial (I)” on the **Land Use Plan Map (Figure 1-1)**. (11.1, 11.4, 11.5, 11.8, and 11.19)
- 1.22.2 Allow for the inclusion of businesses that are ancillary to and support industrial uses such as related retail sales facilities for manufacturers, financial institutions, restaurants, photocopy shops, specialty recreational uses (batting cages and health clubs/spas), and similar uses. (11.1, 11.4, 11.5, and 11.8)

#### *Density*

- 1.22.3 Permit development according to the following standards:
- a. Labor-intensive uses: a maximum floor area ratio of 0.5.
  - b. Low labor uses (such as warehousing): a maximum floor area ratio of 0.7.
- (11.1, 11.4, 11.5, and 11.8)



*Design and Development Principles*

- 1.22.4 Require that development be designed to achieve a high level of quality and compatibility with existing uses including the consideration of the following:
- a. architectural treatment of all building elevations;
  - b. use of extensive landscape along the primary street frontages and parking lots; and
  - c. enclosure of storage areas visible from principal highways (including Highway 29) and peripheral residential and commercial districts with decorative screening or other elements.
- (I 1.1, I 1.4–I 1.7, I 1.11, and I 1.14)
- 1.22.5 Require that industrial areas developed as research and development and office-oriented business parks be designed to convey a unified character by consideration of Policy 1.22.4 and the following:
- a. inclusion of pedestrian walkways, arcades, an/or other visual elements to interconnect individual buildings;
  - b. differentiation of building facades by materials, color, architectural details and modulation of building volumes;
  - c. incorporation of extensive landscape in parking areas, along building frontages, and other public areas;
  - d. use of consistent and well-designed public and informational signage; and
  - e. installation of elements that define the key entries to the industrial district.
- (I 1.1, I 1.4–I 1.7, I 1.11, and I 1.14)
- 1.22.6 Prohibit the establishment of contractor storage yards and other outside industrial uses within areas where the principal industrial uses are located within buildings or outside storage is ancillary to a principal use within a building. (I 1.1, I 1.4, I 1.5, and I 1.8)
- 1.22.7 Require that truck access be controlled so that it is safe and efficient and minimizes exposure to adjacent residential neighborhoods. (I 1.1, I 1.4, I 1.5, and I 1.11–I 1.13)
- 1.22.8 Require, where industrial uses are located adjacent to residential neighborhoods, that their operations be controlled to prevent adverse impacts on adjacent property (e.g., noise, light and glare, and odors) and appropriate



measures implemented to buffer these uses (e.g., setbacks, landscape, and earthen berms). (I1.1, I1.4, I1.5, I1.8, I1.11, and I1.12)

- 1.22.9 Control, through the permit process, the development of industrial uses that use, store, produce, or transport hazardous materials in threshold planning quantities, generate unacceptable levels of noise or air emissions, or result in other impacts that adversely impact American Canyon. (I1.1, I1.4, I1.5, I1.8, I1.11, and I1.12)

## **PUBLIC AND INSTITUTIONAL LAND USES**

### **Goal**

- 1J Accommodate public and institutional uses that serve the needs of the residents of American Canyon.

### **Objective**

- 1.23 Provide for the continuation of existing and expansion of governmental administrative, recreation, public safety, human service, cultural and educational, infrastructure, utility infrastructure, and other public land uses and facilities to support the existing and future population and development of the City.

### **Policies**

#### *Permitted Uses*

- 1.23.1 Accommodate governmental administrative and maintenance facilities, police, fire, educational (schools), cultural (libraries, museums, performing and visual arts, etc.), human health, human services, parks, public utility and infrastructure, and other public uses in areas designated as "Public (P)" on the **Land Use Plan Map (Figure 1-1)** and any other land use designation, provided that the use is compatible with adjacent uses. (I1.1, I1.2, I1.4, I1.5, and I1.8)
- 1.23.2 Limit the development of uses within electrical transmission corridors to ensure adequate public health and safety and adherence to Policies 1.29.1 and 1.30.1 through 1.30.3. (I1.1, I1.2, I1.4, I1.5, I1.8, I1.11, and I1.12)
- 1.23.3 Allow for the reuse of surplus public and utility properties and facilities for private use, with the type and density/intensity of use to be permitted on the site determined by:
- a. their compatibility with the type, character, and density/intensity of adjacent uses;
  - b. objectives for the area defined by this Plan;
  - c. contribution of public benefits; and
  - d. revenue contribution to the City.
- (I1.4, I1.5, I1.11, I1.12, and I1.22)



- 1.23.4 Accommodate religious facilities in any land use designation, provided that they are compatible in function, scale, and character with adjacent uses, are consistent with citywide and site-specific policies, and subject to City review and approval of a Conditional Use Permit. (I 1.1, I 1.4, I 1.5, I 1.8, and I 1.11)
- 1.23.5 Allow for the continuation of existing and development of new child and senior daycare, residential congregate care, and similar facilities provided that they are compatible with adjacent uses and subject to City review and approval. (I 1.1, I 1.4, I 1.5, I 1.8, and I 1.11)
- 1.23.6 Establish the development of a center providing social and recreational services for American Canyon's senior citizens as a high priority. (I 1.26)

#### *Design and Development Principles*

- 1.23.7 Establish standards for the City and coordinate with other public agencies to ensure that public buildings and sites are designed to be compatible in scale, mass, character, and architecture with the existing buildings and pertinent design characteristics prescribed by this General Plan for the district or neighborhood in which they are located. (I 1.6, I 1.7, and I 1.22)
- 1.23.8 Work with Pacific Gas and Electric Company to ensure that electrical energy systems do not adversely impact land uses and population in the City of American Canyon. (I 1.22)
- 1.23.9 Work with Pacific Gas and Electric Company to facilitate landscaping of their site and facilities at the intersection of Highway 29 and American Canyon Road. (I 1.22)

#### **OPEN SPACES**

##### **Goal**

- 1K** Maintain adequate open spaces to protect environmental resources, provide recreational opportunities, and contribute "relief" from urban and suburban activities.

##### **Objective**

- 1.24 Preserve the important environmental resources of the City including significant wildlife habitats and vegetation, hillsides and canyons, creeks, rivers, and wetlands.

##### **Policies**

##### *Permitted Uses*

- 1.24.1 Accommodate passive recreation, hiking and equestrian activities, nature observation and education, and similar uses in areas designated as "Open



Space (OS)" on the **Land Use Plan Map (Figure 1-1)**. (I 1.1, I 1.2, I 1.4, I 1.5, and I 1.8)

- 1.24.2 Preclude development or activities in wetlands and significant habitats identified by the **Natural and Historic/Cultural Resources Element** that may adversely impact their integrity or conflict with federal, state, or local laws. (I 1.1, I 1.2, I 1.4, I 1.5, I 1.8, and I 1.12)

*General*

- 1.24.3 Cooperate with appropriate agencies and property owners in the establishment of a regional park in the eastern foothills and canyons of the City and establish open space linkages. (I 1.22)
- 1.24.4 Participate in the acquisition and development of additional open spaces in accordance with the **Natural and Historic/Cultural Resources Element**. (I 1.1, I 1.4, I 1.5, I 1.8, I 1.15, and I 1.22)

**SPECIAL STUDY ZONE**

**Goal**

- 1L Provide flexibility for the study and potential development of additional lands immediately adjacent to the City boundaries to ensure adequate lands are available for urban growth.

**Objective**

- 1.25 Designate certain parcels as "special study" areas that may be needed for future urban growth, but for which appropriate land use designations have yet to be determined.

**Policies**

*Permitted Uses*

- 1.25.1 Allow for the development of open space and agricultural uses in the interim in accordance with Policies 1.6.1 through 1.6.9 in areas designated as "Special Study (SS)" on the **Land Use Plan Map (Figure 1-1)**. (I 1.1, I 1.4, I 1.5, and I 1.8)

*General*

- 1.25.2 Conduct a planning study to determine the appropriate long term use and development of areas designated for Special Study when market demand and City priorities so determine, subject to public input and comment, which encompasses a revision of the General Plan **Land Use Plan Map** and pertinent goals, objectives, and policies and environmental review in accordance with the requirements of the California Environmental Quality Act. (I 1.20)



**DEVELOPMENT POLICY: COMMUNITY SUBAREAS**

**Goal**

- 1M** Provide for the development of distinct neighborhoods, boulevards, and centers.

**Objective**

- 1.26** Provide for the differentiation of the neighborhoods, boulevards, and districts of the City by their functional role, uses, form, scale, and character of development.

**Policies**

- 1.26.1** Accommodate development of the City's neighborhoods, boulevards, and districts according to the **Community Districts and Subareas Schedule** (below) for areas depicted on **Figure 1-2**. (11.1, 11.2-11.8, and 11.11-11.16)

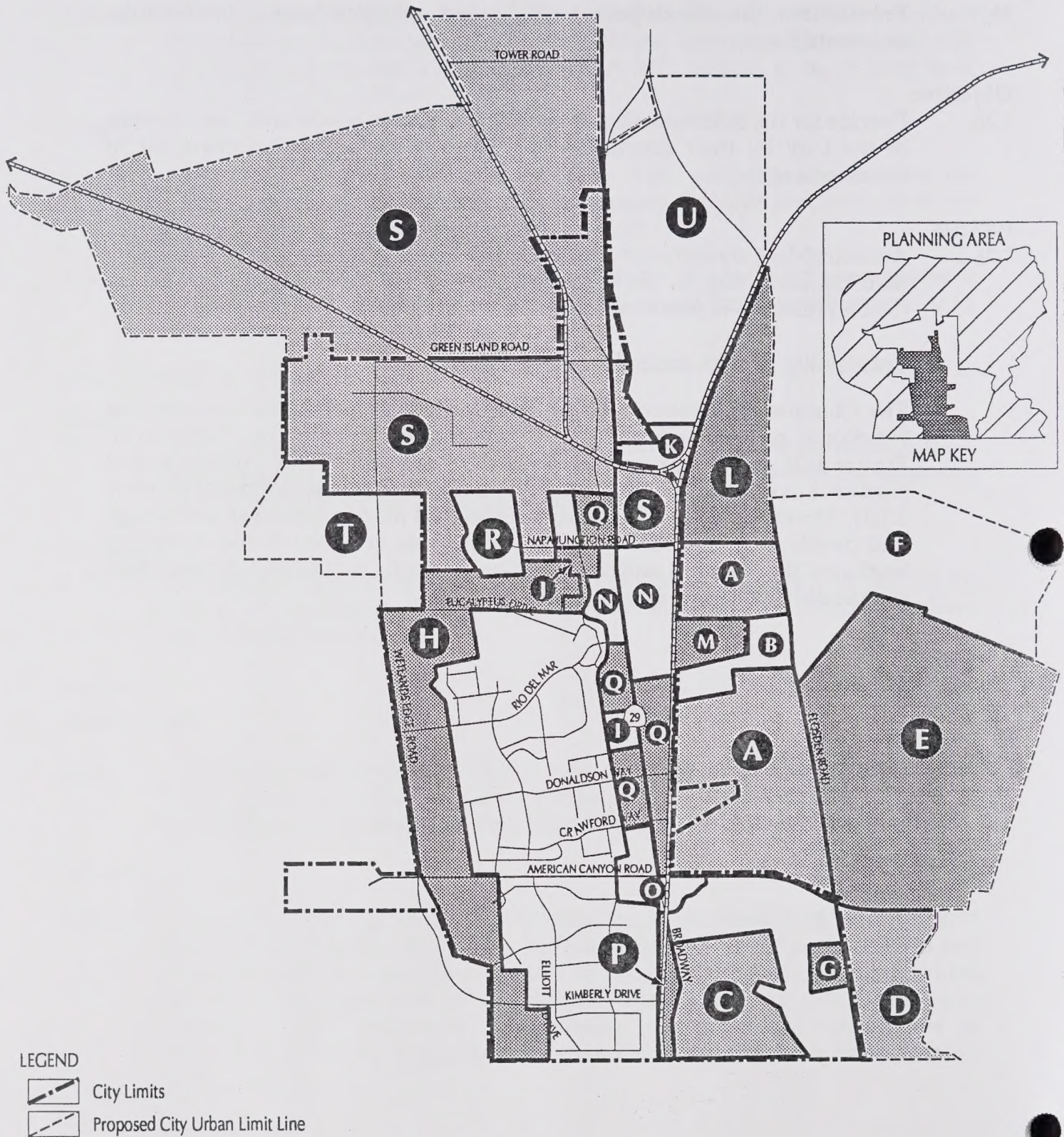
Community District and Subarea Schedule

The **Community District and Subarea Schedule** describes the intended functional role of each of the City's principal subareas (as depicted in **Figure 1-2**) and references the applicable permitted uses, densities, and pertinent overlays (as listed in the **Land Use Schedule**) defined by Policy 1.1.1). Development shall adhere to the policies for permitted use and design and development prescribed for each land use category in the preceding section of this Element and any additional specific design and development standards listed in this Schedule.



# American Canyon

## GENERAL PLAN



Envicom Corporation Graphics

PLANNING SUB AREA MAP

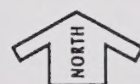
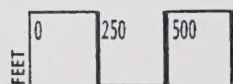


FIGURE 1-2



| Subarea                         | Characteristic         | Standards and Principles                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------------------------|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A<br>Residential<br>"Core"      | Uses/Density           | <ul style="list-style-type: none"> <li>• Residential Low-2 (RL-2)</li> <li>• Residential High (RH-1) on ten (10) acres (required condition of development); must be designated on master or specific plan</li> <li>• Accessory residential units: to be determined by Master or Specific Plan</li> <li>• Neighborhood-serving uses (daycare, community meeting rooms, and recreation facilities, religious facilities, and small scale commercial): maximum of 20,000 square feet</li> <li>• Park on a minimum of ten (10) acres (required condition of development); must be designated on master or specific plan</li> <li>• School Site (minimum 10 acre area) to be designated on Community or Specific Plan</li> <li>• Hiking, biking, and equestrian trails</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                 | Design and Development | <ul style="list-style-type: none"> <li>• Master or Specific Plan required prior to development of any portion of the site (including land use and parcel plan, circulation plan, infrastructure plan, public facility plan, landscaping plan, and similar elements)</li> <li>• Development Agreement may be utilized for the dedication of public facilities</li> <li>• Minimum of 40 percent of the multi-family units must be constructed by completion of 40 percent of the single family units</li> <li>• Adherence to single family and multi-family design policies (1.7.4 and 1.8.4), mixed density policies (1.9.5), and new subdivision policies (1.11.3–1.11.8)</li> <li>• Multi-family residential shall be integrated with single family units to establish a cohesive neighborhood; units should be dispersed to more than one location</li> <li>• Pedestrian and bicycle paths required as linkages to Town Center</li> <li>• Entry monument, landscape, or other design feature shall be incorporated at the site's southeast corner (American Canyon and Flosden intersection)</li> <li>• Incorporate appropriate techniques to buffer impacts of railroad along western property boundary (landscape, setbacks, etc.); walls should not be used unless there is no feasible alternative</li> <li>• Preserve American Canyon Creek as a natural riparian area and incorporate a creekside pedestrian/hiking trail</li> </ul> |
| B<br>Town Center<br>Residential | Uses/Density           | <ul style="list-style-type: none"> <li>• Residential Medium (RM)</li> <li>• Neighborhood-serving uses (daycare, community meeting rooms, recreation facilities, and religious facilities)</li> <li>• Hiking, biking, and equestrian trails</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |



| Subarea                             | Characteristic         | Standards and Principles                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                     | Design and Development | <ul style="list-style-type: none"> <li>• Adherence to multi-family dwelling design policy (1.8.4) and new residential subdivision policies (1.11.3–1.11.8)</li> <li>• Site and design structures to complement and be compatible with the Town Center</li> <li>• Pedestrian and bicycle paths required as linkages to the Town Center</li> <li>• Allow for the consolidation of this site with the Town Center into a unified development area; provided that development adheres to the Design and Development principles stipulated for the Town Center</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| C<br>Southern Residential<br>"Core" | Uses/Density           | <ul style="list-style-type: none"> <li>• Residential Low-1 (RL-1)</li> <li>• Accessory dwelling units: as determined by Master or Specific Plan</li> <li>• Neighborhood-serving uses (daycare, community meeting rooms, and recreation facilities, religious facilities, and small scale commercial): maximum of 20,000 square feet</li> <li>• Park on a minimum of five (5) acres (required condition of development); must be designated on master or specific plan</li> <li>• Hiking, biking, and equestrian trails</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                     | Design and Development | <ul style="list-style-type: none"> <li>• Master or Specific Plan required prior to development of any portion of the site (including land use and parcel plan, circulation plan, infrastructure plan, public facility and park plan, landscaping plan, and similar elements)</li> <li>• Adherence to single family and multi-family design policies (1.7.4 and 1.8.4), mixed density policies (1.9.5), and new subdivision policies (1.11.3–1.11.8)</li> <li>• Residential units can be clustered to preserve open space and reduced grading (single family semi-detached, townhomes, etc.)</li> <li>• Multi-family residential shall be integrated with single family units to establish a cohesive neighborhood</li> <li>• Entry monument, landscape, or other design features shall be incorporated at the site's southeast and southwest corners</li> <li>• Design elements shall be incorporated which establish a clear visual separation from the City of Vallejo along the site's southern boundary (reduced densities, setback, greenbelt, park, other)</li> </ul> |
| D<br>Foothills Site                 | Uses/Density           | <ul style="list-style-type: none"> <li>• Residential Low (RL)</li> <li>• Accessory dwelling units: as determined by Master or Specific Plan</li> <li>• Neighborhood-serving uses (daycare, community meeting rooms, and recreation facilities, and religious facilities)</li> <li>• Park on a minimum of five (5) acres (required condition of development); must be designated on master or specific plan</li> <li>• School</li> <li>• Hiking, biking, and equestrian trails</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |



| Subarea                       | Characteristic         | Standards and Principles                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------------------------|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                               | Design and Development | <ul style="list-style-type: none"> <li>• Master or Specific Plan required prior to development of any portion of the site (including land use and parcel plan, circulation plan, infrastructure plan, public facility and park plan, landscaping plan, and similar elements)</li> <li>• Adherence to single family design policy (1.7.4) and new subdivision policies (1.11.3–1.11.8)</li> <li>• Cluster development away from hillside areas</li> <li>• Incorporate a meandering bicycle/pedestrian off-street trail system along Flosden Road</li> <li>• Avoid the use of traditional subdivision walls along Flosden Road</li> <li>• Establish trail linkages to the foothills</li> <li>• Entry monument, landscape, or other design features shall be incorporated at the site's southwest and northwest corners</li> <li>• Maintain view corridors to the foothills from Flosden Road</li> <li>• Design elements shall be incorporated which establish a clear visual separation from the City of Vallejo along the site's southern boundary (reduced densities, setback, greenbelt, park, other)</li> </ul> |
| E<br>Golf Course<br>Community | Uses/Density           | <ul style="list-style-type: none"> <li>• Commercial Recreation-1 (CR-1) (golf course, and ancillary facilities)</li> <li>• Residential Estate (RE)</li> <li>• Neighborhood-serving uses (daycare, community meeting rooms, and recreation facilities, religious facilities, and small scale commercial): maximum of 20,000 square feet</li> <li>• Hiking, biking, and equestrian trails</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                               | Design and Development | <ul style="list-style-type: none"> <li>• Master or Specific Plan required prior to development of any portion of the site (including land use and parcel plan, circulation plan, infrastructure plan, public facility and park plan, landscaping plan, and similar elements)</li> <li>• Adherence to single family and multi-family design policies (1.7.4 and 1.8.4), mixed density policies (1.9.5), and new subdivision policies (1.11.3–1.11.8)</li> <li>• Residential units can be clustered to preserve open space (single family semi-detached, townhomes, etc.)</li> <li>• Multi-family dwellings shall be integrated with single family units to establish a cohesive neighborhood</li> <li>• Housing and supporting uses shall be sited to maximize their relationships to the golf course and open space resources, including the provision of view corridors</li> <li>• Incorporate a meandering bicycle/pedestrian off-street trail system along Flosden Road</li> <li>• Entry monument, landscape, or other design features shall be incorporated at the site's southwest corner</li> </ul>         |



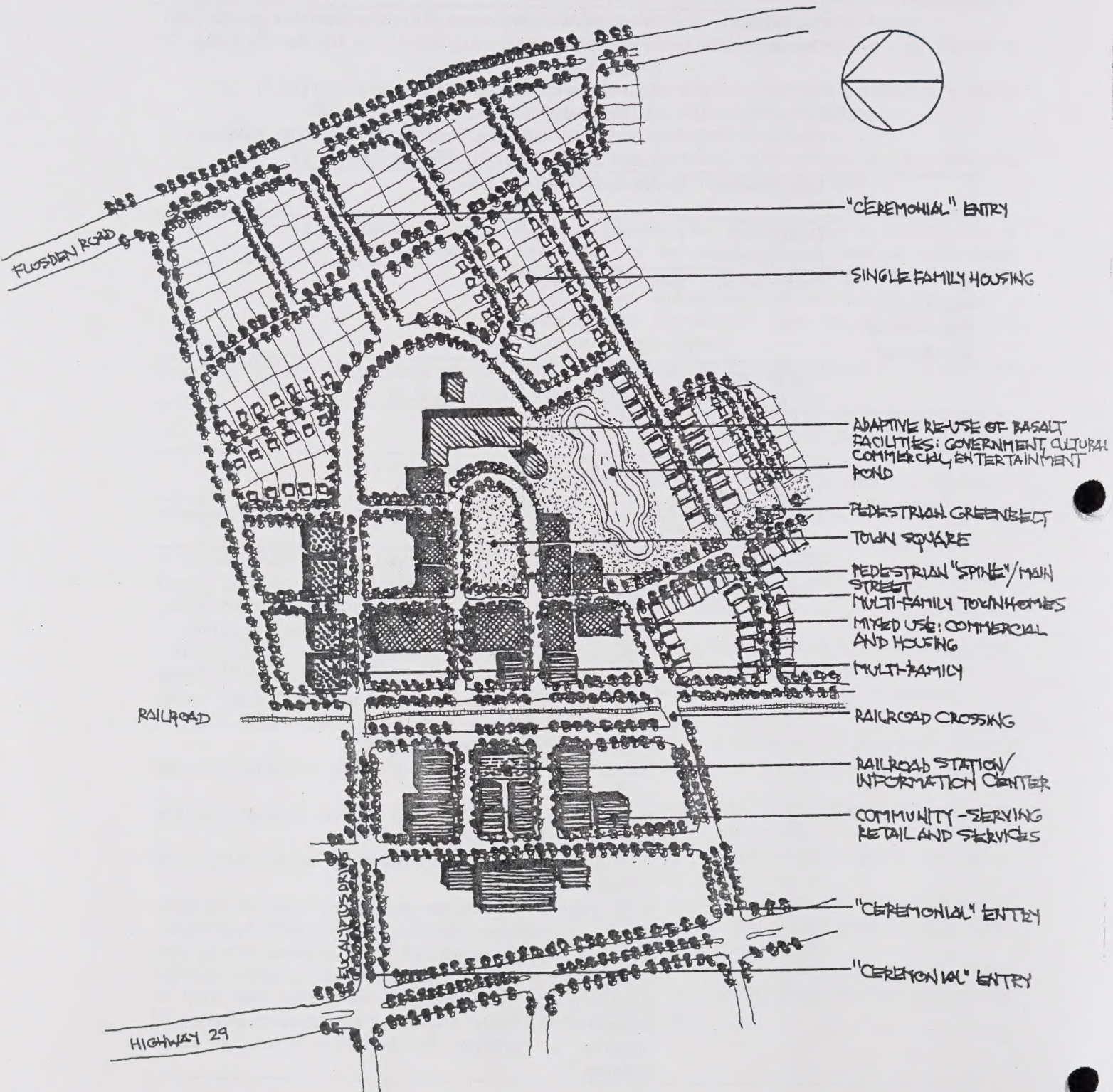
| Subarea                         | Characteristic         | Standards and Principles                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|---------------------------------|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| F<br>Regional Park<br>"Gateway" | Uses/Density           | <ul style="list-style-type: none"> <li>• Residential Estate (RE)</li> <li>• Residential Low (RL), if project incorporates extraordinary public amenities and achieves extraordinary level of site planning and design</li> <li>• Accessory dwelling units: as determined by Master or Specific Plan</li> <li>• Neighborhood-serving uses (daycare, community meeting rooms, recreation, and religious facilities)</li> <li>• Hiking, biking, and equestrian trails</li> <li>• "Staging" area (parking, information, etc.) for access to regional park trails and recreational uses</li> <li>• Open space, parks, and/or recreational uses</li> </ul>                                                                                                                                               |
|                                 | Design and Development | <ul style="list-style-type: none"> <li>• Master or Specific Plan required prior to development of any portion of the site (including land use and parcel plan, circulation plan, infrastructure plan, public facility and park plan, landscaping plan, and similar elements)</li> <li>• Development Agreement may be utilized for the dedication of open space</li> <li>• Adherence to single family design policy (1.7.4) and new subdivision policies (1.11.3–1.11.8)</li> <li>• Residential units can be clustered to preserve open space</li> <li>• Incorporate a meandering bicycle/pedestrian off-street trail system along Flosden Road</li> <li>• Establish trail linkages to the regional park and foothills</li> <li>• Maintain view corridors to foothills from Flosden Road</li> </ul> |
| G<br>Flosden Infill             | Uses/Density           | <ul style="list-style-type: none"> <li>• Residential Medium (RM)</li> <li>• Hiking, biking, and equestrian trails</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                 | Design and Development | Adherence to multi-family design policy (1.8.4) and new subdivision policies (1.11.3–1.11.8)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| H<br>Westside<br>Residential    | Uses/Density           | <ul style="list-style-type: none"> <li>• Residential Low (RL)</li> <li>• Neighborhood-serving uses (daycare, community meeting rooms, recreation, and/or religious facilities)</li> <li>• Park (expansion of Donaldson, Kimberly, or linear)</li> <li>• Hiking, biking, and equestrian trails</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                 | Design and Development | <ul style="list-style-type: none"> <li>• Require a thorough wetlands study for properties located adjacent to the wetlands and prohibit development encroachment</li> <li>• Adherence to single family design policy (1.7.4) and new subdivision policies (1.11.3–1.11.8)</li> <li>• Residential units can be clustered to preserve open space ("0-lot line" development)</li> <li>• Orient residential units on the east of the "edge" road towards the wetlands; considering possible rear alley access to preserve unique streetscape</li> <li>• Incorporate a meandering bicycle/pedestrian off-street trail system and linear park along the west side of the wetlands "edge" road</li> </ul>                                                                                                 |



| Subarea                                      | Characteristic         | Standards and Principles                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|----------------------------------------------|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| I<br>Highway 29<br>Residential               | Uses/Density           | Residential High (RH-2)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                              | Design and Development | <ul style="list-style-type: none"> <li>• Integrate as a component of a comprehensive specific plan or equivalent planning document for the Highway 29 corridor</li> <li>• Adherence to multi-family design policy (1.8.4)</li> <li>• Minimize direct access from Highway 29</li> <li>• Incorporate setbacks, landscape, and other elements to buffer the impacts of traffic on Highway 29</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| J<br>Napa Junction                           | Uses/Density           | Residential Medium (RM)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                              | Design and Development | Adherence to multi-family design policy (1.8.4)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| K<br>Northern<br>Transitional<br>Residential | Uses/Density           | Residential Estate (RE)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                              | Design and Development | Adherence to single family design policy (1.7.4) and new subdivision policies (1.11.3–1.11.8)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| L<br>Agriculture                             | Uses/Density           | Agriculture (A)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                                              | Design and Development | Adherence to design policies 1.6.3–1.6.5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| M<br>Town Center                             | Uses/Density           | Town Center (TC), including public "square," in accordance with Policies 1.19.1–1.19.6                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                              | Design and Development | <ul style="list-style-type: none"> <li>• Master or Specific Plan required prior to development of any portion of the site (including land use and parcel plan, circulation plan, infrastructure plan, public facility plan, conceptual landscape plan, and similar elements)</li> <li>• Adherence to Town Center design Policies 1.19.8–1.19.10</li> <li>• Incorporate a well-defined access corridor from Highway 29, which functions as a "monumental" entry using extensive landscape, such as a double row of trees, lighting, and other elements</li> <li>• Locate a portion of the buildings on the primary access road</li> <li>• Incorporate pedestrian and bicycle linkages to the Community Commercial Center</li> <li>• Provide view corridors to the Napa River, valley, and foothills</li> <li>• Encourage the retention and integration of existing structures previously used for the basalt plant operations</li> <li>• Site area may be expanded to incorporate site to east designated as "RM" (Subarea B) to create a unified development. Designated Town Center area may be expanded to include the detached northern portion of subarea "A," subarea "B," and/or a portion or all of subarea "N."</li> </ul> |



# TOWN CENTER AND COMMUNITY COMMERCIAL ILLUSTRATIVE CONCEPT (Planning Sub-Areas "M" and "N")

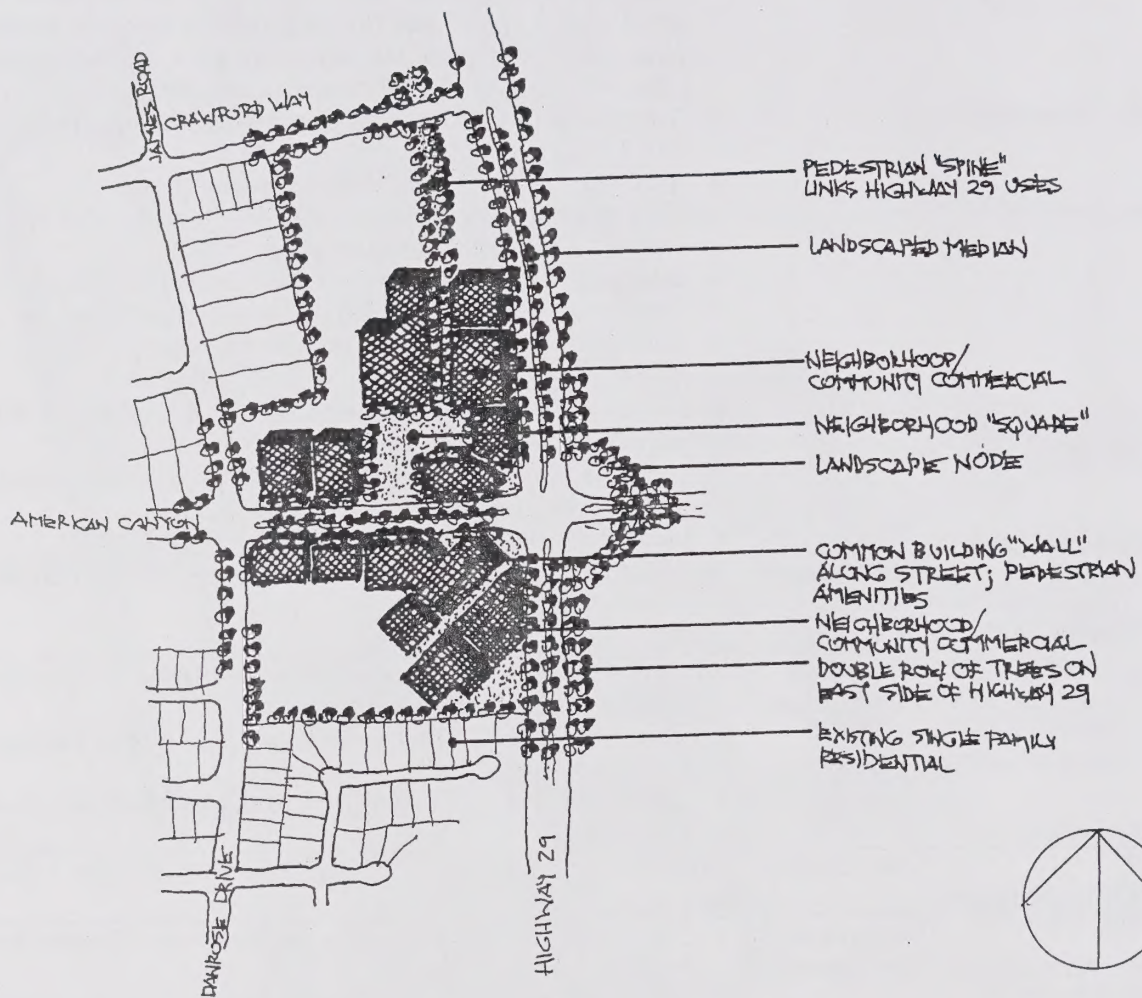




| Subarea                                | Characteristic         | Standards and Principles                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|----------------------------------------|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| N<br>Community<br>Commercial<br>Center | Uses/Density           | <ul style="list-style-type: none"> <li>• Community Commercial (CC) in accordance with Policies 1.15.1–1.15.2</li> <li>• Minimum of one major business establishment whose individual building “footprint” exceeds 50,000 square feet</li> <li>• Residential High (RH-2) may be permitted on a maximum of twenty five (25) percent of the site</li> <li>• Public parking facility and intermodal transit facility</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                        |                        | <ul style="list-style-type: none"> <li>• Master or Specific Plan required prior to development of any portion of the site (including land use and parcel plan, circulation plan, infrastructure plan, public facility plan, landscaping plan, and similar elements)</li> <li>• Adherence to Community Commercial design Policies 1.15.3 and 1.18.1–1.18.5</li> <li>• Adherence to multi-family design policy (1.8.4)</li> <li>• Require integration of commercial and housing uses into a unified and cohesive development</li> <li>• Establish a well-defined access corridor from Highway 29 linked to the Town Center, which functions as a “monumental” entry using extensive landscape, such as a double row of trees, lighting, and other elements</li> <li>• Locate a portion of the buildings in proximity to the principal street access</li> <li>• Locate and scale buildings to ensure that the visual prominence of the Town Center is maintained</li> <li>• Incorporate pedestrian linkages to the Town Center</li> </ul> |
| O<br>Neighborhood<br>Center            | Uses/Density           | Neighborhood Commercial (CN) in accordance with Policies 1.14.1 and 1.14.2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                        | Design and Development | <ul style="list-style-type: none"> <li>• May participate in a comprehensive Master or Specific Plan for the Highway 29 corridor</li> <li>• Adherence to Neighborhood Commercial design Policies 1.14.3 and 1.18.1–1.18.5</li> <li>• Locate and design development to minimize access from Highway 29</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| P<br>Office Corridor                   | Uses/Density           | Office Commercial (CO) in accordance with Policies 1.16.1 and 1.16.2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                        | Design and Development | <ul style="list-style-type: none"> <li>• Participate in a comprehensive master or specific plan for the Highway 29 corridor</li> <li>• Adherence to Office Commercial design Policies 1.16.3 and 1.18.1–1.18.5</li> <li>• Locate and design development to minimize access from Highway 29</li> <li>• Incorporate an extensive landscape buffer along Highway 29 and distinctive “entry” elements at the Vallejo boundary</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |



# HIGHWAY 29-AMERICAN CANYON ROAD NEIGHBORHOOD COMMERCIAL CENTER ILLUSTRATIVE CONCEPT (Planning Sub-Area "O")





| Subarea                                            | Characteristic         | Standards and Principles                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|----------------------------------------------------|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Q</b><br>Mixed Use<br>Corridor                  | Uses/Density           | <ul style="list-style-type: none"> <li>Mixed Use (MU) in accordance with Policies 1.20.1–1.20.5</li> <li>Light industrial (commercial/manufacturing) uses (I) in accordance with Policies 1.20.1 and 1.20.2 where a parcel is not directly contiguous with Highway 29</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                                    | Design and Development | <ul style="list-style-type: none"> <li>Participate in a comprehensive master or specific plan for the Highway 29 corridor</li> <li>Adherence to Mixed Use design Policies 1.18.1 and 1.20.7–1.20.10</li> <li>Adherence to Industrial design Policies 1.22.4–1.22.10 (for pertinent sites and uses)</li> <li>Locate and design development to minimize direct access from Highway 29</li> <li>Promote the consolidation of parking for multiple parcels and establishment of shared access from Highway 29</li> <li>Minimize and consolidate commercial signage</li> <li>Incorporate setbacks, screening, and other elements to buffer industrial and commercial/manufacturing uses from adjacent mixed uses</li> </ul> |
| <b>R</b><br>Oat Hill                               | Uses/Density           | <ul style="list-style-type: none"> <li>Specialty Commercial (CS) in accordance with Policies 1.17.1 and 1.17.2</li> <li>Industrial (I) in accordance with Policies 1.22.1 and 1.22.2</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                                                    | Design and Development | <ul style="list-style-type: none"> <li>Adherence to Specialty Commercial design Policies 1.17.3 and 1.18.1–1.18.5 (where applicable)</li> <li>Adherence to Industrial design Policies 1.22.4–1.22.9 (where applicable)</li> <li>Locate and design development to maximize views of the Napa River, valley, and foothills</li> <li>Site and design commercial uses to be compatible with surrounding industrial development</li> </ul>                                                                                                                                                                                                                                                                                  |
| <b>S</b><br>Industrial Parks                       | Uses/Density           | Industrial (I) in accordance with Policies 1.22.1 and 1.22.2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                                    | Design and Development | <ul style="list-style-type: none"> <li>Adherence to Industrial design Policies 1.22.4–1.22.10</li> <li>Incorporate extensive site landscape along Highway 29</li> <li>Minimize individual parcel access from Highway 29</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>T</b><br>Eucalyptus<br>Grove<br>Recreation Area | Uses/Density           | Commercial Recreation (CR) in accordance with Policies 1.21.1, 1.21.2, and 1.21.4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                                    | Design and Development | <ul style="list-style-type: none"> <li>Master or Specific Plan required prior to development</li> <li>Adherence to Policies 1.21.6 and 1.21.7</li> <li>Incorporate hiking, biking, and equestrian trails linked to the wetlands and surrounding residential communities</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>U</b><br>Special Study<br>Area                  | Uses/Density           | <ul style="list-style-type: none"> <li>Agricultural uses in accordance with Policies 1.6.1, 1.6.2, 1.6.6, and 1.6.7</li> <li>Other uses determined by future planning analyses (Policy 1.25.2)</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                                    | Design and Development | In accordance with Policies 1.4.3 and 1.4.5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |



## CITYWIDE LAND USE POLICY: KEY ISSUES

The following prescribes goals, objectives, and policies applicable to development in general, regardless of type, density, or location. Pertinent policies must be considered for any land use or development activity.

### AIRPORT COMPATIBILITY

#### Goal

- 1N      **Ensure the compatibility of development within American Canyon with the Napa County Airport.**

#### Objective

- 1.27      Ensure that lands in American Canyon are developed in a manner which protects them from the noise and operational impacts of and does not adversely constrain the Napa County Airport.

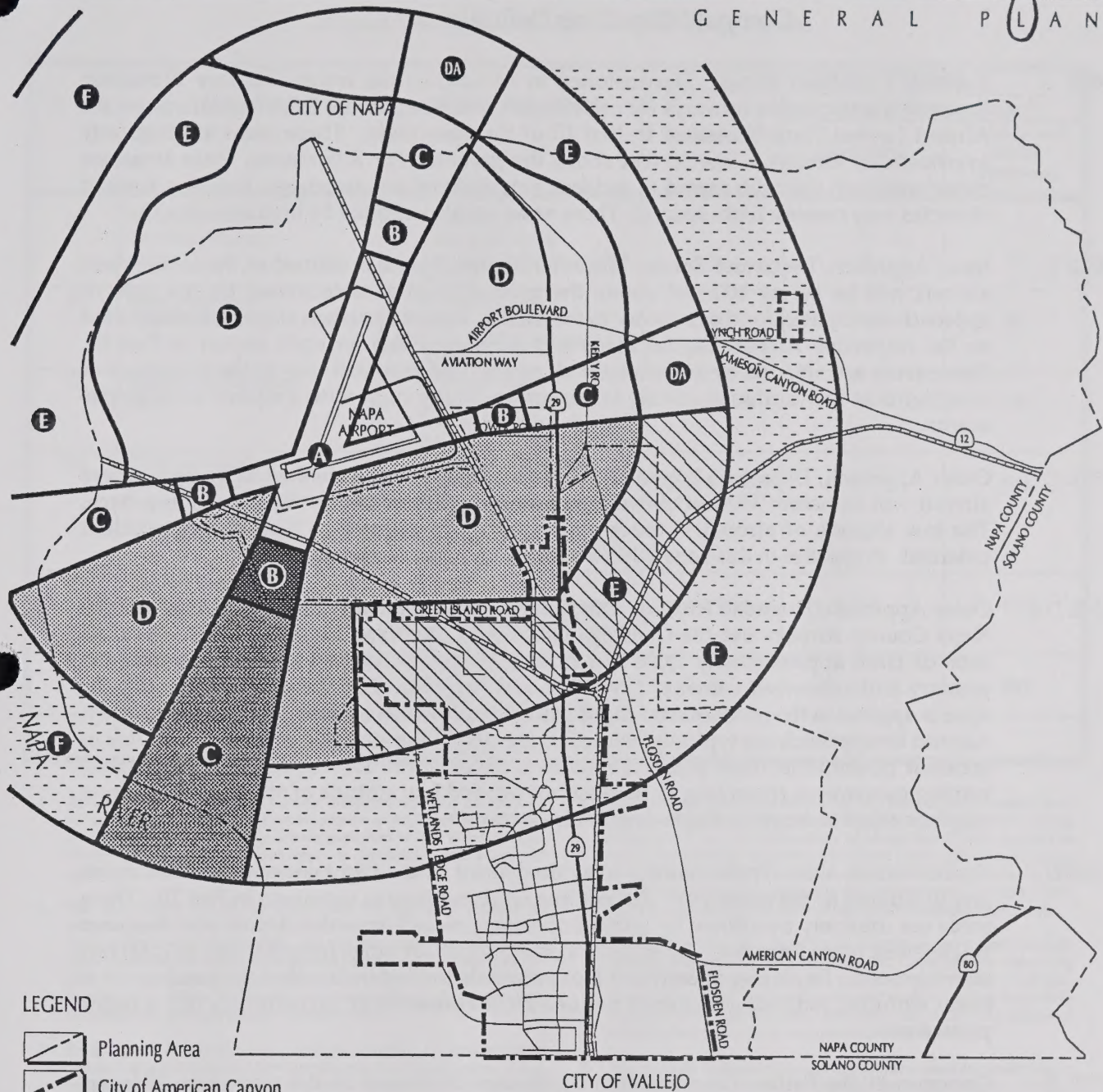
#### Policies

- 1.27.1      Require that development comply with the land use and development conditions stipulated in **Tables 1-1 and 1-2** for areas depicted on **Figure 1-3**. (I 1.1, I 1.4, I 1.5, I 1.8, and I 1.11)
- 1.27.2      Review all applications for new development, expansion of existing uses, and re-use within Napa County Airport Compatibility Zones "A" through "F" for compliance with the appropriate use and development conditions. (I 1.11)
- 1.27.3      Work with the Napa County Airport Authority to ensure that onsite ground activities of the Airport do not adversely impact (e.g., noise, vibration, air emissions, or other pollution) the City of American Canyon. (I 1.22)
- 1.27.4      Work with the Napa County Airport Authority to ensure that airport vehicular access does not adversely impact the City of American Canyon. (I 1.22)
- 1.27.5      Work with the Napa County Airport Authority to ensure that any expanded operations of the Airport do not adversely impact existing land uses and development in the City of American Canyon. (I 1.22)
- 1.27.6      Work with the Napa County Airport Authority and other appropriate agencies to ensure that emergency preparedness plans are maintained to protect American Canyon residents and development. (I 1.22)
- 1.27.7      Recognize the importance of the Napa County Airport to City residents, including the economic, transportation and recreational benefits, and ensure that land use decisions rendered for this area do not negatively impact Airport operations (I 1.22).



# American Canyon

## GENERAL PLAN



### LEGEND

- Planning Area
- City of American Canyon
- Proposed City Urban Limit Line
- Southern Pacific Railroad
- Zone B - "Inner Approach / Departure Zones"
  - Substantial Accident Risk
  - High Noise Levels
  - Low Overflights Below 100 Feet

- Zone C - "Outer Approach / Departure Zones"
  - Moderate Accident Risk
  - Substantial Noise
  - Low Overflights Below 300 Feet
- Zone D - "Traffic Pattern Area"
  - Moderate Accident Risk
  - Frequent Noise Intrusion
  - Routine Overflight Below 1000 Feet

- Zone E - "Common Flight Paths"
  - Limited Accident Risk
  - Frequent Noise Intrusion
  - Overflight Annoyance
- Zone F - "Other Airport Environs"
  - Low Accident Risk
  - Overflight Annoyance

SOURCE: Napa County Airport Land Use Compatibility Plan, 1991

Envicom Corporation Graphics

## LAND USE COMPATIBILITY PLAN (Napa County Airport)

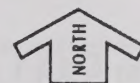
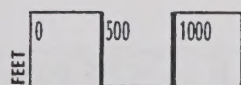


FIGURE 1-3



**TABLE 1-1****Compatibility Zone Definitions**

|         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ZONE A  | Runway Protection Zones: Dimensioned to encompass the future Runway Protection Zones of the respective runways for each airport as defined under FAA regulations on the Airport Layout Plans contained in Part III of this document. These areas are regularly overflown by aircraft below 50 feet above the ground. For this reason, these areas are considered high risk with regard to accident potential and any structures, building, trees or obstacles may create a flight hazard. These areas are also affected by high noise levels.                                                                                                                                                                                                                                         |
| ZONE B  | Inner Approach/Departure Zones: The inner approach zone is defined as the areas where aircraft will be below 100 feet above the ground level as determined by the type of approach anticipated for that runway in the future. Future approach slopes are designated on the respective Airport Layout Plans and Airspace Plans for each airport in Part III. These areas are affected by substantial risk of accident potential due to the frequency of overflights at low altitudes. Noise levels are generally high with frequent loud single-events.                                                                                                                                                                                                                                |
| ZONE C  | Outer Approach/Departure Zones: The outer approach zone is defined as the area where aircraft will be below 300 feet above the ground as determined by the type of approach. The low altitude of aircraft in these areas indicates moderate to high risk of accident potential. Properties in this zone will be affected by substantial noise.                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| ZONE DA | Outer Approach/Extended Pattern: This designation is applied to the pattern areas at both Napa County Airport and the Calistoga Gliderport. At Napa County Airport, the zone extends from approximately 7,000 feet from the runway and out to 10,000 feet for the primary and crosswind runways (Rwy 18R and Rwy 24). For Calistoga Gliderport, the zone is applied to the predominant flight pattern/turn which extends north of the runway. Aircraft on approach are typically below 500 feet above the airport's elevation. The risk of accident potential in these zones is moderate based upon the frequency of overflights; turning movements (from base to final approach); and low altitude of aircraft. These areas may be subject to frequent single-event noise intrusion. |
| ZONE D  | Traffic Pattern Area: Traffic pattern areas are defined by the flight pattern for each airport, and illustrated in the respective "Airport Impact Area" figures contained in Part III. These areas are routinely overflown by aircraft operating to and from the airport with frequent single-event noise intrusion. Overflights in these areas can range from 300 feet to 1,000 feet above ground. Departing aircraft and those on circle-to-land instrument approaches are at lower altitudes, indicating moderate risk of accident potential at the periphery of the traffic pattern area.                                                                                                                                                                                         |
| ZONE E  | Common Flight Paths: Common flight paths are illustrated in the respective "Airport Impact Areas" figure for each airport. Aircraft on approach in these areas are generally 1,000 feet above the airport with limited risk of accident potential. These areas are affected by frequent aircraft noise intrusion and overflight annoyance.                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| ZONE F  | Other Airport Environs: An airport's influence area often extends beyond the typically defined compatibility zones during busy traffic hours and when larger aircraft are in the pattern. Aircraft overflights can occur anywhere in these areas when aircraft are departing or approaching an airport. Overflight annoyance is the primary impact element in these areas. The risk of accident potential is very low.                                                                                                                                                                                                                                                                                                                                                                |



**TABLE 1-2****Airport Vicinity Land Use Compatibility Criteria**

| ZONE           | LOCATION                                   | IMPACT ELEMENTS                                                                                                                                                                | MAXIMUM DENSITIES        |                                      |                                |
|----------------|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------------------|--------------------------------|
|                |                                            |                                                                                                                                                                                | Residential <sup>2</sup> | Other Users (people/ac) <sup>2</sup> |                                |
|                |                                            |                                                                                                                                                                                |                          | In Structures                        | Total in and out of Structures |
| A <sup>9</sup> | Runway Protection Zone and Primary Surface | <ul style="list-style-type: none"> <li>• High Risk</li> <li>• High noise levels</li> <li>• Low overflights below 50' AGL</li> </ul>                                            | 0                        | 0                                    | 10                             |
| B              | Inner Approach/Departure Zone              | <ul style="list-style-type: none"> <li>• Substantial risk</li> <li>• High noise levels</li> <li>• Low overflights below 100' AGL</li> </ul>                                    | 1 du/40 ac               | 10                                   | 25                             |
| C              | Approach/Departure Zone                    | <ul style="list-style-type: none"> <li>• Moderate risk</li> <li>• Substantial noise</li> <li>• Low overflights below 300' AGL</li> </ul>                                       | 1 du/40 ac               | 50                                   | 75                             |
| DA             | Outer Approach/Extended Traffic Pattern    | <ul style="list-style-type: none"> <li>• Moderate risk (turning movements)</li> <li>• Frequent noise intrusion (jets)</li> <li>• Routine overflights below 800' AGL</li> </ul> | Low density<br>1 du/5 ac | 75                                   | 100                            |
| D              | Traffic Pattern                            | <ul style="list-style-type: none"> <li>• Moderate risk</li> <li>• Frequent noise intrusion</li> <li>• Routine overflights below 1000' AGL</li> </ul>                           | 1 du/40ac                | 100                                  | 150                            |
| E              | Common Flight Paths                        | <ul style="list-style-type: none"> <li>• Limited risk</li> <li>• Frequent noise intrusion</li> <li>• Overflight annoyance</li> </ul>                                           | 7                        | 150                                  | 300                            |
| F              | Other Airport Environs                     | <ul style="list-style-type: none"> <li>• Low risk</li> <li>• Overflight annoyance</li> </ul>                                                                                   | See Note 7               |                                      |                                |

1. Residential land use and zoning designations are considered incompatible uses within the traffic pattern area (Zones A, B, C, and D) where aircraft overflights are frequent and at low altitude. The residential restrictions do not apply to residential uses allowable under agricultural land use and zoning designations.

2. The use should not attract more than the indicated number of persons per net acre. Net acreage is the total site area inclusive of parking areas and landscaping, less the area dedicated for streets. These densities are intended as general planning guidelines to aid in determining the acceptability of proposed land uses. Clustering of development within the density parameters should be encouraged to protect and provide open land/safety areas.

3. Dedication of an avigation or overflight easement or deed notice is required as a condition for new development within all zones. Also, height limit restrictions are applicable to structures and trees in all zones in accordance with Federal Aviation Regulation Part 77 and local ordinances. Uses which may be hazardous to flight are prohibited in all zones.

4. These uses typically can be designed to meet the density requirements and other development conditions listed.

5. These uses typically do not meet the density requirements and other development conditions listed. They should be allowed only if a major community objective is served by their location in this zone and if mitigation measures (i.e., noise attenuation) are incorporated that will minimize potential conflicts.

6. NLR = Noise Level Reduction; i.e., the attenuation of sound level from outside to inside provided by the structure. Noise Level Reduction; i.e., the attenuation of sound level from outside to inside provided by the structure. Noise level reduction measures may be required in areas with high single-event noise levels and where noise-sensitive uses (schools, libraries, etc.) are proposed. Refer to Appendix C for criteria and noise attenuation measures.

7. Maximum residential densities in accordance with local adopted General Plans and zoning designations. Consideration should be given to the proximity of flight patterns, frequency of overflight, terrain conditions, and type of aircraft in determining acceptable locations of residential uses. Referral to the ALUC for review of development plans prior to approval is recommended.

8. The purpose of these criteria is to provide a basis for determining those land uses which are compatible with airport activities. Specific land uses will be allowed only if they are also consistent with applicable General Plan policies and zoning ordinances.

9. All lands in Zone A are either within the Airport's boundaries or are recommended for air space acquisition in the Airport Master Plan and designated for future Clear Zone Study in the relevant Specific Plan.



TABLE 1-2 (cont.)

| Zone | Prohibited Uses                                                                                                                                                                                                                             | Other Development Conditions                                                                                                                                                                                                                                                                                                                                                                     | Examples of Normally Acceptable Uses                                                                                                                                                                                                        | Examples of Uses Not Normally Acceptable                                                                                                                                                                                                              |
|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A    | <ul style="list-style-type: none"> <li>• All residential uses</li> <li>• Any assemblage of people</li> <li>• Any new structure which exceeds height limits</li> <li>• Noise-sensitive uses</li> <li>• Uses hazardous to flight</li> </ul>   | <ul style="list-style-type: none"> <li>• Avigation easement required</li> </ul>                                                                                                                                                                                                                                                                                                                  | <ul style="list-style-type: none"> <li>• Pasture, open space</li> <li>• Aircraft tiedowns</li> <li>• Auto parking</li> <li>• Most agricultural uses</li> </ul>                                                                              | <ul style="list-style-type: none"> <li>• Heavy poles, signs, large trees, etc.</li> </ul>                                                                                                                                                             |
| B    | <ul style="list-style-type: none"> <li>• All residential uses</li> <li>• Any noise-sensitive uses</li> <li>• Schools, libraries, hospitals, nursing homes, daycare centers</li> <li>• Uses hazardous to flight (e.g., landfills)</li> </ul> | <ul style="list-style-type: none"> <li>• Avigation easement required</li> <li>• Structures to be as far as possible from extended runway centerline</li> <li>• Clustering is encouraged to maximize open land areas</li> <li>• Minimum NLR of 25 dBA in office buildings</li> <li>• Building envelopes and approach surfaces required on all subdivision maps and development plans</li> </ul>   | <ul style="list-style-type: none"> <li>• All uses from Zone A</li> <li>• Parks with low-intensity uses, golf courses</li> <li>• Nurseries</li> <li>• Mini-storage</li> </ul>                                                                | <ul style="list-style-type: none"> <li>• Retail uses</li> <li>• Office uses (except as accessory uses)</li> <li>• Hotels, motels, resorts</li> <li>• Theaters, assembly halls, and conference centers</li> </ul>                                      |
| C    | <ul style="list-style-type: none"> <li>• All residential uses</li> <li>• Schools, libraries, hospitals, nursing homes, daycare centers</li> <li>• Uses hazardous to flight (e.g., landfills)</li> <li>• Landfills</li> </ul>                | <ul style="list-style-type: none"> <li>• Avigation easement required</li> <li>• Structures to be set back as far as possible from extended centerline</li> <li>• Clustering is encouraged to maximize open land areas</li> <li>• Building envelopes and approach surfaces required on all subdivision maps</li> <li>• NLR measures may be required for noise-sensitive uses (offices)</li> </ul> | <ul style="list-style-type: none"> <li>• All uses from Zone B</li> <li>• Warehousing and low-intensity light industrial</li> <li>• Small retail uses</li> <li>• Outdoor recreation uses; marina, ballpark</li> <li>• Office uses</li> </ul> | <ul style="list-style-type: none"> <li>• Large retail buildings</li> <li>• Hotels, motels, resorts, health clubs</li> <li>• Restaurants, bars</li> <li>• Multi-story buildings</li> <li>• Theaters, assembly halls, and conference centers</li> </ul> |



**TABLE 1-2 (cont.)**

| Zone | Prohibited Uses                                                                                                                                                                           | Other Development Conditions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Examples of Normally Acceptable Uses                                                                                                                                                 | Examples of Uses Not Normally Acceptable                                                                                                            |
|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| DA   | <ul style="list-style-type: none"> <li>Highly noise-sensitive uses</li> <li>Uses hazardous to flight</li> <li>Landfills</li> </ul>                                                        | <ul style="list-style-type: none"> <li>Open space component is required to be oriented along extended runway centerline</li> <li>Building envelopes and approach surfaces required on development plans</li> <li>Buildings should be set back from centerline to the maximum extent feasible</li> <li>NLR/acoustical studies that provide maximum interior noise level of 45 dBA based upon single-event jet aircraft overflights on approach</li> <li>Avigation easement must also disclose potential for increased jet activities at Napa County Airport</li> </ul> | <ul style="list-style-type: none"> <li>All use from Zone C</li> <li>Most nonresidential uses</li> <li>Apartments or multi-family units clustered to meet density criteria</li> </ul> | <ul style="list-style-type: none"> <li>Schools, libraries, hospitals, nursing homes</li> <li>Large shopping malls</li> <li>Amphitheaters</li> </ul> |
| D    | <ul style="list-style-type: none"> <li>All residential uses</li> <li>Uses hazardous to flight (e.g., landfills)</li> </ul>                                                                | <ul style="list-style-type: none"> <li>Overflight easement or deed notice required</li> <li>Building envelopes and approach surfaces required on all development plans within 100 feet of approach zones</li> <li>Clustering is encouraged to maximize open land areas</li> <li>NLR measures may be required for noise-sensitive uses</li> </ul>                                                                                                                                                                                                                      | <ul style="list-style-type: none"> <li>All use from Zone DA</li> <li>Most nonresidential uses</li> <li>Accessory daycare centers</li> </ul>                                          | <ul style="list-style-type: none"> <li>Schools, libraries, hospitals, nursing homes</li> <li>Large shopping malls</li> <li>Amphitheaters</li> </ul> |
| E    | <ul style="list-style-type: none"> <li>Large assemblages of people under flight path</li> <li>Noise-sensitive outdoor uses</li> <li>Uses hazardous to flight (e.g., landfills)</li> </ul> | <ul style="list-style-type: none"> <li>Overflight easement or deed notice required</li> <li>Cluster of development away from flight path is encouraged</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                     | <ul style="list-style-type: none"> <li>Any permitted use</li> </ul>                                                                                                                  | <ul style="list-style-type: none"> <li>Schools, libraries, hospitals, nursing homes</li> <li>Amphitheaters</li> <li>Landfills</li> </ul>            |
| F    | <ul style="list-style-type: none"> <li>Noise-sensitive outdoor uses</li> </ul>                                                                                                            | <ul style="list-style-type: none"> <li>Overflight easement or deed notice required</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <ul style="list-style-type: none"> <li>Any permitted use</li> </ul>                                                                                                                  | <ul style="list-style-type: none"> <li>Amphitheaters</li> <li>Landfills</li> </ul>                                                                  |



## NONCONFORMING USES

### Goal

- 1O        **Ensure that land use development conforms to the provisions of the Land Use Element of the General Plan.**

### Objective

- 1.28        Provide for the compliance of existing uses which do not conform with the provisions of the Land Use Element to its requirements and standards.

### Policy

- 1.28.1      Establish parameters in the zoning ordinance for land uses which do not conform with the development standards stipulated in the General Plan for their continued use or subsequent compliance with appropriate standards. (11.1)

## LAND USE COMPATIBILITY WITH ELECTROMAGNETIC ENERGY SOURCES

### Goal

- 1P        **Promote public awareness of potential health issues associated with and minimize involuntary public exposure to extremely low frequency magnetic fields.**

### Objective

- 1.29        Locate the development of new residences and school to avoid elevated extremely low frequency magnetic fields (ELFs) resulting from overhead or buried electrical energy transmission systems.

### Policy

- 1.29.1      Require that new residential development and public and private school facilities be sited to avoid exposure to levels of ELFs which are elevated above normal ambient background levels. (11.1, 11.2, 11.4, 11.6, 11.11, and 11.12)

### Objective

- 1.30        Establish a standard for the appropriate level of public exposure to ELFs which shall be used as the threshold of significance for environmental review of development projects.

### Policies

- 1.30.1      Require full disclosure of the existence of elevated levels of ELFs for new residential development and public and private school facilities in environmental review documents required by the California Environmental Quality Act (CEQA) and National Environmental Protection Act (NEPA). (11.12)
- 1.30.2      Restrict uses within powerline easement to "passive" uses such as open space, community gardens, vacant space, and commercial storage. (11.1)



- 1.30.3 Establish the following setback standards for the placement of residences and schools adjacent to transmission corridor rights-of-way and monitor continuing scientific research and data regarding potential health risks and hazards and modify them as necessary:
- within 100 feet from the edge of the right-of-way for 100-110 kV lines;
  - 150 feet from 220-230 kV lines or establish a building setback to the 1mG magnetic field level, whichever is greater. (I1.1)
- 1.30.4 Require PG&E, when line improvements are necessary, to implement new industry accepted technologies to reduce the exposure and emissions of EMFs. (I1.22)

#### **EXPANSION OF CITY SERVICES AND JURISDICTION**

##### **Goal**

- 1Q Ensure the logical and orderly expansion of the City's services and jurisdictional limits.

##### **Objective**

- 1.31 Expand American Canyon's jurisdictional boundaries to establish a logical pattern of growth and services, while also providing for the long term retention of agricultural and open space uses.

##### **Policies**

- 1.31.1 Set priorities for the provision of urban services; with service expansion within the City and its Sphere of Influence receiving the highest priority. (I1.15)
- 1.31.2 Utilize the City's responsibilities for planning utility extension and annexation to support City and County policies for city/urban-centered development and long term retention of agriculture and open space uses outside of areas designated for urban development. (I1.2 and I1.15)
- 1.31.3 Work cooperatively with the Local Agency Formation Commission (LAFCOM) to expand the City's Sphere of Influence to include all areas that are or will be provided urban type services by the City. (I1.22 and I1.15)
- 1.31.4 Pursue the annexation of lands on both sides of significant arterials (i.e., Highway 29, Green Island Road, American Canyon Road, and Flosden Road) to ensure cohesive and compatible design, planning, and future development. (I1.25)
- 1.31.5 Proceed immediately on adoption of the General Plan, if property owners concur, with pre-zoning, master planning, and annexation of all areas within the existing Sphere of Influence to establish jurisdiction over what is planned to be a primary City growth area. (I1.25)



- 1.31.6 Negotiate an equitable property tax transfer with the County that offsets the costs incurred by both jurisdictions in providing services to the area to be annexed. (I 1.22 and I 1.25)
- 1.31.7 Proceed with the annexation of land in a manner that ensures the logical expansion of City boundaries, provides for the planned, orderly, and efficient pattern of urban development, and reflects property owner desires. (I 1.25)
- 1.31.8 Work with the County and adjoining jurisdictions in establishing a permanent green belt outside of areas designated for urban development. (I 1.22)
- 1.31.9 Work with LAFCOM and the American Canyon Fire District to ensure that all City annexations of areas outside of the existing Fire District boundaries are also annexed to the Fire District to reflect the District's ability to provide urban type fire services. (I 1.22 and I 1.25)
- 1.31.10 Work with LAFCOM to establish ultimate City boundaries that are logical and orderly and provide for future balanced growth between the east and west sides of Highway 29. (I 1.22 and I 1.25)
- 1.31.11 Conduct a fiscal analysis in processing annexation requests to fully evaluate the fiscal impacts of annexation and ultimate development. (I 1.25)
- 1.31.12 Work cooperatively with Napa County towards an agreement to establish compatible land use standards for areas within the Sphere of Influence and other lands immediately adjacent to the City to ensure consistent land use designations. (I 1.22)

#### QUALITY OF THE BUILT ENVIRONMENT

##### Goal

- 1R Ensure a high quality of the City's built environment, architecture, landscape, and public open spaces.

##### Objective

- 1.32 Attain residential, commercial, industrial, and public buildings and sites which convey a high quality visual image and character.

##### Policies

- 1.32.1 Require adherence to the *Design and Development Principles* prescribed in this Plan and the City's Design Review Guidelines which shall be updated periodically. (I 1.1, I 1.4-I 1.7, I 1.8, I 1.11, and I 1.14)
- 1.32.2 Require that development projects subject to discretionary review submit and implement a landscaping plan. (I 1.1, I 1.2, I 1.4, I 1.5, I 1.7, and I 1.11)



- 1.32.3 Require that properties be properly maintained to ensure neighborhood quality; including weed abatement, proper storage and screening of recreational vehicles, minimization of unsightly or hazardous storage of junk and debris on portions of the property visible from the street, and other appropriate measures. (I1.1, I1.3, and I1.21)
- 1.32.4 Require developers to incorporate mature and specimen trees and other significant vegetation which may exist on a site into the design of a development project for that site. (I1.1, I1.2, I1.4, I1.5, I1.7, and I1.8)
- 1.32.5 Require the use of drought-tolerant species in landscape design in accordance with the provisions of the Water Conservation and Landscape Act. (I1.1, I1.2, I1.4, I1.5, I1.7, and I1.8)
- 1.32.6 Require that commercial, industrial, and multi-family residential development incorporate adequate drought-conscious irrigation systems and maintain the health of the landscape. (I1.1, I1.2, I1.4, I1.5, I1.7, and I1.8)
- 1.32.7 Require that all commercial, industrial, multi-family, and common area landscape be adequately irrigated with automatic irrigation systems. (I1.1, I1.2, I1.4, I1.5, I1.7, and I1.8)
- 1.32.8 Promote the use of reclaimed water for the irrigation of public and private landscape, as available. (I1.24)

### Objective

- 1.33 Ensure that structures and sites are designed and constructed to maintain their long-term quality and provide for the needs of their occupants.

### Policies

- 1.33.1 Require that all structures be constructed in accordance with the requirements of the City's building and other pertinent codes and regulations; including new, adaptively-reused, and renovated buildings. (I1.3 and I1.21)
- 1.33.2 Periodically review and update the City's building and development codes and regulations to ensure that they incorporate professionally accepted state-of-the-art standards. (I1.3)
- 1.33.3 Require that all development be designed to provide adequate space for access, parking, supporting functions, open space, and other pertinent elements. (I1.3 and I1.11)
- 1.33.4 Require that all commercial, industrial, and public development incorporate appropriate design elements to facilitate access for and use by the physically challenged. (I1.1 and I1.3)
- 1.33.5 Periodically monitor the conditions of buildings in the City and enforce pertinent building and zoning codes, when necessary. (I1.21)



- 1.33.6 Promote programs and work with local service organizations and educational institutions to inform residential, commercial, and industrial property owners and tenants regarding methods for the maintenance and upkeep of their property. (I 1.24)
- 1.33.7 Promote and support community- and neighborhood-based efforts for the maintenance, upkeep, and renovation of structures and sites. (I 1.23 and I 1.24)
- 1.33.8 Provide economic assistance, as funds are available, for the improvement of physically deteriorated and blighted structures in the City. (I 1.18)
- 1.33.9 Consider the use of the authorities of California Redevelopment Law as a mechanism to precipitate revitalization of deteriorated and blighted buildings, properties, and uses. (I 1.17)

#### GENERAL PLAN MAINTENANCE

##### Goal

- 1S Ensure that the General Plan is updated and maintained.

##### Objective

- 1.34 Review the General Plan on an annual basis to ensure internal constancy and consistency with other Federal, State, and local regulations and policies.

##### Policies

- 1.34.1 Consider the collection of an impact fee from new development to fund the maintenance of the General Plan on an ongoing basis. (I 1.20)
- 1.34.2 Prepare an annual report appraising the Planning Commission and City Council regarding the status of the General Plan. (I 1.20)
- 1.34.3 Allow a maximum of four General Plan amendments annually, except for those pertaining to affordable housing which may occur without restriction, consistent with State legislation. (I 1.20)
- 1.34.4 Permit the adjustment of land use classification boundaries depicted on the **Land Use Plan Map** to coincide with legal parcel boundaries, provided that land use compatibility is maintained, the integrity of each land use district is maintained, and there will be no adverse impacts of such boundary adjustment. (I 1.20)
- 1.34.5 Allow the determination of the appropriate mix and density of development on parcels which are divided into two or more land use classifications by the Planning Commission. (I 1.20)
- 1.34.6 Allow for the reconfiguration of land use classification boundaries depicted on the **Land Use Plan Map** through the formulation of a specific plan where the intent is to achieve a unified, planned development project, provided that



the cumulative yield of development for all parcels encompassed by the specific plan does not exceed that permitted by the Land Use Plan Map. (I 1.20)



## IMPLEMENTATION PROGRAMS

The following indicates the programs which shall be carried out by the City of American Canyon to implement the goals, objectives, policies, and standards of the Land Use Element. Each program is preceded by the letter "I" and a number which is referenced by the pertinent policy which it implements in the preceding section. These are noted in parentheses (#) at the close of each policy.

### **CODES, ORDINANCES, AND GUIDELINES**

#### **I 1.1     Revise the Zoning Ordinance**

The principal method for the implementation of a General Plan Land Use Map is the zoning ordinance. Policies and standards which prescribe the types of use permitted, their density/intensity, and design and development characteristics (design, property setbacks, etc.) are codified as precise requirements in the ordinance. The authority to zone is inherent in the police power delegated to cities by the State of California Constitution. The zoning ordinance consists of two basic elements: (a) a map which delineates the boundaries of districts, or "land use zones," in which similar and compatible uses developed at similar and compatible standards are to be permitted and (b) text which explains the purpose of the zoning district, lists the permitted uses (as a "right" and under special conditions), and defines the standards for development (e.g., minimum lot size, density, height, property setbacks, lot coverage, parking requirements, sign design, and so on).

On incorporation, American Canyon adopted the zoning ordinance of the County of Napa. The existing mapped depiction of land use zones is referred to as the "City of American Canyon Current Zoning Designations" and the textual codification of requirements is incorporated in the American Canyon Municipal Code.

The City has initiated a revision of the zoning ordinance to reflect the policies contained within this General Plan which will be finalized subsequent to this Plan's adoption by the City Council. Integrated with the Ordinance will be a description of the process of retention and/or amortization of uses which are made nonconforming due to the General Plan.

**Responsibility:** City of American Canyon, Planning Department

**Funding:** City of American Canyon General Fund (currently appropriated)

**Schedule:** Within six months of the General Plan's adoption

#### **I 1.2     Revise Subdivision Regulations**

Subdivision regulation is an exercise of the police power of a city authorized by the State to control the manner in which land is divided. Like the zoning



ordinance, it must be consistent with the General Plan. It will be necessary to review the City's subdivision ordinance and amend it as necessary to reflect the land use goals, objectives, policies, and standards.

**Responsibility:** City of American Canyon Planning Department

**Funding:** City of American Canyon General Fund

**Schedule:** Revised Ordinance, within six months of the General Plan's adoption

### **I 1.3      Revise/Update the Building Code**

The City shall continue to use the Building code as the set of rules and regulations by which new construction, adaptive re-use, and renovations shall occur. The Code shall be reviewed to ensure its consistency with the provisions of the General Plan. It shall also be updated periodically to reflect changes in the Uniform Building Code and State legislation. Periodically, the City shall review the Code and update it as necessary to reflect conditions which are unique to the City.

**Responsibility:** City of American Canyon Planning Department

**Funding:** City of American Canyon General Fund

**Schedule:** Within 12 months of the General Plan's adoption

### **I 1.4      Prepare and Implement Specific Plans**

State law (Government Code Section 63450) authorizes cities to adopt Specific Plans for implementing their general plans in designated areas. They are intended to provide more finite specification of the types of uses to be permitted, development standards (setbacks, heights, landscape, architecture, etc.), and circulation and infrastructure improvements. They are most often used to ensure that multiple property owners and developers adhere to a common development plan or ensure that the individual phases of a long-term multi-phased development project are integrated and cohesive.

Specific Plans are adopted by resolution (as a document of policies and standards) or as an ordinance. In the latter case, which is most frequently used by cities, their specifications normally amend or are additive to the zoning regulations for the property.

Specific Plans can be initiated by the City or developers. Costs for City-initiated Specific Plans are, most often, reimbursed by pro-rata allocation of fees to developers applying for development permits in the Specific Plan area. Costs for developer-initiated Plans are usually borne in their entirety by the developer.

Specific Plans may be used by the City as a mechanism to provide more thorough and definitive planning standards for the following areas:



- Town Center
- Community Commercial Center
- Highway 29 Corridor
- Planned Residential Communities
- Golf Course Community
- Industrial Parks
- Special Study Area

**Responsibility:** City of American Canyon Planning Department and private developers

**Funding:** City-initiated Specific Plans: General Fund, with potential reimbursement from developments processed in accordance with the Specific Plan (based on pro-rata share of the costs of preparation and processing)  
Developer-initiated Specific Plans: by the developer/applicant

**Schedule:** To be determined as initiated

#### I 1.5

#### Prepare and Implement Community Master Plans

"Master" Plans are formulated to guide large-scale, multi-phase development projects. Most often they are prepared for land under ownership by a single entity and involve one or a limited number of parcels. In many respects, they are defined to the same or finer level of detail as the Specific Plans. These include a precise list of the uses to be accommodated, building sizes (and, in some cases, footprints), amount of development, building heights, architectural design standards, signage standards, landscape plans, infrastructure and circulation plans, grading plans, and similar components. They differ from Specific Plans in that their content is not guided by state law and they are not enacted as formal policy of the city. These are processed through the City's discretionary review procedures and necessitate public input. Adoption of Development/Master Plans provides the City with some flexibility for revision of the Plan as implementation proceeds, which can be inhibited by Specific Plans.

Development/Master Plans may be used for the same areas identified above for Specific Plan application. Subdivision of land or individual development applications may not be approved or processed in areas designated under the General Plan for a Community or Specific Plan, until the Community Master Plan or Specific Plan has been adopted by the City.

**Responsibility:** City of American Canyon Planning Department

**Funding:** Publicly-initiated Development/Master Plans: City of American Canyon General Fund; with possible reimbursement with affected property owners and developers. Privately-initiated Development/Master Plans: private developers



**Schedule:** Ongoing

**I 1.6 Adopt and Implement Architecture, Site, and Landscape Design Guidelines and Standards**

The City's Design Guidelines shall be updated to reflect the *Design and Development Principles* specified by this Plan. Specific visual examples of projects which meet these requirements should be documented and made available to project applicants. These should be reviewed on initial contacts of applicants with the City, enabling the City to be pro-active in design, rather than the normally reactive stance of the development review process.

**Responsibility:** City of American Canyon, Planning Department

**Funding:** City of American Canyon General Fund

**Schedule:** Ongoing

**I 1.7 Street Tree Master Plan**

The City shall formulate a comprehensive master plan which shall list the permitted trees in the public rights-of-way along all streets in American Canyon. It will specify species, minimum size, spacing, and irrigation requirements. It is intended that the plan identify consistent species for blocks, streets, neighborhood, or districts which provide distinctive identities for these areas.

**Responsibility:** City of American Canyon

**Funding:** City of American Canyon General Fund

**Schedule:** Within two (2) years of the General Plan's adoption, as funding is available

**I 1.8 Consider the use of Development Agreements**

Development agreements are authorized by State law to enable a city to enter into a binding contract with a developer which assures the city as to the type, character, and quality of development and additional "benefits" which may be contributed and assures the developer that the necessary development permits will be issued regardless of changes in regulations.

This ensures that a developer of a multi-phased project who has established financing on conditions negotiated with the city would not be adversely affected by subsequent, more restrictive regulations. This, in turn, enables the city to exact a higher level of performance, quality, and contributions than would normally accrue through the entitlement process.

It may be desired by the City that these be applied to large-scale, multi-phased projects, which may include any of the applications listed above for Specific Plans.



- Responsibility:** City of American Canyon Planning Department and private developers
- Funding:** Costs for the preparation and execution of a Development Agreement are normally passed on to the developer
- Schedule:** As requested by the City or private developers

## I 1.9

**Adopt and Implement Growth Management Ordinance**

The amount of development which would result if each parcel in the City was to be developed to its maximum density permitted by the **Land Use Plan** (or "theoretical buildout") would considerably exceed the capacity limits of transportation and utility infrastructure and public services (refer to **Draft City of American Canyon General Plan Environmental Impact Report**). Consequently it will be necessary to adopt and implement an ordinance which restricts the amount of development to a specified limit, determined by the capacity of these resources, below the "theoretical plan capacity,"

The most critical limitation, at the time of the writing of the General Plan, is transportation. Policy has been defined by this Plan which would limit the increment of growth to the level imposed by the **Circulation Element's** specified Levels of Service standards and associated traffic capacity.

Structurally, the ordinance should incorporate:

- a. A development limit determined by the capacity of infrastructure and services (note: while traffic represents the most critical limit, it may be appropriate to define capacity limits related to other infrastructure and services, which in the opinion of the City, bear an important relationship to development).
- b. A method to allocate new development within the stipulated limit (e.g., "first-come, first-served" or priority for "desired" economic uses, affordable housing, or "good" architectural design).
- c. A mechanism to modify the prescribed development limit based on actual levels of demand and service, based on data provided by a development monitoring system (I 1.10, below).
- d. A mechanism to increase the development limit by providing additional infrastructure or service capacity or mitigation (e.g., new roadway or sewer). This should incorporate a "triggering" mechanism which would initiate the planning and funding for the provision of additional resource capacity or other mitigation when the existing capacity is exhausted (practically, this should occur at some level below the existing capacity, for example, 80 percent).

Procedurally, such a growth management system should be updated on an annual or biannual basis.



**Responsibility:** City of American Canyon Planning Department  
**Funding:** City of American Canyon General Fund  
**Schedule:** Within 18 months of the General Plan's adoption

## DEVELOPMENT REVIEW AND APPROVAL PROCEDURES

### I 1.10 Implement Growth Monitoring Program

The City should establish and implement a program to monitor the quantity and impacts of growth. Annually, this should include a tabulation of the amount of growth (by type, density, and location), levels of utilization of infrastructure and services (e.g., traffic volumes and school enrollments), and capacity of infrastructure and services to accommodate additional growth (e.g., quantity of additional trips and additional school children).

This data should be used as input, where necessary, for a Growth Management Ordinance (described above), the County of Napa Congestion Management Plan, and for planning purposes for the various infrastructure and service departments and agencies serving the City.

**Responsibility:** City of American Canyon Planning Department  
**Funding:** City of American Canyon General Fund  
**Schedule:** Within 18 months of the adoption of the General Plan

### I 1.11 Development Review

New development and enlargement of existing structures, except single-family residences, are subject to review according to their adherence with City of American Canyon standards and regulations and General Plan policy. All site plans for new development located within the City and existing Sphere of Influence shall also be required to submit plans to the Napa County Sheriff's Department for review. The plans shall be reviewed to determine whether they incorporate adequate amounts of defensible space, which would aid the Sheriff's Department in providing the greatest level of protection possible. Certain projects, consistent with zoning, are considered as "ministerial" and are subject to approval by the Director of Planning. Others are subject to discretionary review, including those which must receive Conditional Use Permits or variances and are subject to review by the Planning Commission and formal public hearings. In particular, development review is essential for the following:

- a. Review of subdivisions, multi-family development, commercial, and industrial projects for consistency with applicable standards.
- b. Review of projects for which more restrictive design and development standards are imposed to maintain or achieve a special quality or character and/or whose scale and function could conflict with adjacent



- land uses (e.g., Town Center, Highway 29 corridor, and planned residential communities).
- c. Review of projects characterized by activities and intensity of use (large number of customers, high traffic volumes, noise, etc.) which could adversely impact adjacent residential or other "sensitive" uses (e.g., gasoline stations, fast food establishments, game arcades, and nightclubs).
  - d. Review of mixed-use development projects (integrating residential and commercial horizontally or vertically on the same site).
  - e. Review of certain industrial uses.
  - f. Review of projects located in areas containing sensitive environmental habitats, environmental hazards, and/or significant visual resources (as designated in the **Natural and Historic/Cultural Resources, Flood Hazards, and Noise Elements**).
  - g. Review of projects located in areas of high traffic volume and degraded level of service.

**Responsibility:** City of American Canyon Planning Department

**Funding:** City of American Canyon General Fund and fees for development applications

**Schedule:** Review and modification of development review requirements: in concert with the preparation of the revised zoning ordinance, within six months of the adoption of the General Plan

#### I 1.12 **Environmental Review**

The California Environmental Quality Act (CEQA) requires that the environmental effects of a project must be taken into account when reviewing that project. This involves the review of all projects submitted by an applicant or initiated by the City and determination of their potential for significantly affecting the City's and region's environmental resources (by an "Initial Study"). If it is found that significant impacts may occur, an Environmental Impact Report (EIR) must be prepared.

The EIR presents an overview of the environmental setting of the project, assesses how that environment will change on introduction of the project, prescribes changes to the project which must be made to mitigate any impacts found to be significant, and identifies and evaluates the impacts of any alternatives. The "environment" of American Canyon to be evaluated consists of the composite of existing physical elements; including natural environmental components (air quality, geology/seismicity, groundwater, etc.) and man-related components (circulation and traffic, infrastructure, public services, etc.). Economic impacts are not considered part of the



environment, according to CEQA. This does not preclude the preparation of separate "Fiscal" or "Economic" impact analyses. However, they are not part of an EIR.

On completion of an EIR, it is made available for public review and comment. At least one public hearing must be conducted by the Planning Commission on the draft EIR. Comments received must be responded to and addressed in the Final EIR.

Environmental review occurs in concert with the Development Permit process. No discretionary permit can be approved without, first, satisfactory completion of the environmental review process. This may involve the preparation of a complete EIR, "Focused" EIR if found that only a limited number of resources may be impacted, "Supplemental" EIR if the project is a revision of an earlier project or time has passed and conditions have changed, or "Negative Declaration" if the project is determined by the City to have no significant effects.

Where mitigation actions are specified during environmental review, a plan ("Mitigation Monitoring Plan") must be prepared which specifies the manner in which the development project will be monitored to determine whether these actions were implemented and effective. This plan must be approved by the City in concert with the certification of the EIR.

American Canyon's project environmental review is conducted by staff of the Planning Department in accordance with procedures specified in the CEQA Guidelines and Municipal Code. As state legislation regarding the procedures, substance, and applications of environmental review change frequently, it is essential that the City annually review pertinent legislation and update its procedures and regulations accordingly.

New development shall also be required to utilize appropriate BAAQMD Best Available Control Technology (BACT) air quality mitigation measures and thresholds from BAAQMD's Air Quality and Urban Development document titled, **Guidelines for Assessing Impacts of Projects and Plans**.

**Responsibility:** City of American Canyon Planning Department

**Funding:** Environmental documents (EIRs, Negative Declarations, etc.): applicant fees (full costs)

**Schedule:** Annual update to reflect state legislation. Environmental review documents: on a case-by-case basis

### **I 1.13    Traffic Report**

As a component of the environmental review process, or separately, the City shall require the conduct of an analysis defining the traffic impacts and mitigation measures for new development and the adaptive re-use of existing structures. A threshold (i.e., number of trips) should be established above



which such analyses would be required. These should be reviewed according to:

- a. level of service standards stipulated for major network street segments and intersections in the **Circulation Element** of the General Plan;
- b. specific-site characteristics (e.g., access and egress, level of service at peripheral intersections, traffic intrusion into adjacent residential neighborhoods;
- c. compliance with the County of Napa Congestion Management Plan and other requirements stipulated in the **Circulation Element**,
- d. improvements required to mitigate the impacts of new development;
- e. timing of new development; and
- f. funding of improvements.

As necessary, traffic mitigation measures shall be identified and incorporated as conditions of project approval.

Public review and comment is solicited during the traffic review process.

**Responsibility:** City of American Canyon Planning Department and Public Works Department

**Funding:** Project-related: development applicant fees (full costs)

**Schedule:** Ongoing as project applications are submitted

#### I 1.14 **Architectural Design Review**

The goals, objectives, policies, and standards contained in the **Land Use Element** mandate a high level of architectural and site design performance in the City of American Canyon. Development applications shall be reviewed for their consistency with these.

**Responsibility:** City of American Canyon Planning Department

**Funding:** General Fund and development application fees

**Schedule:** Ongoing with project application submittals

### ECONOMIC AND CAPITAL

#### I 1.15 **Capital Improvements Program**

The City of American Canyon is in the process (as of the date of the date of this Plan) of preparing a Capital Improvements Program (CIP) which provides for the construction and upgrade of streets, storm drains, municipal buildings, and other public physical facilities. It defines the specific improvements to be accomplished annually and allocates budget for these. Normally, the CIP is revised no less often than every five years and is subject to approval by the City Council. The determination of consistency of a CIP



with the General Plan is required by the Planning Commission and City Council prior to approval.

**Responsibility:** City of American Canyon

**Funding:** City of American Canyon General Fund

**Schedule:** Program: in progress, update every five years  
Implementation: each year, as funding is available

#### **I 1.16     Implement Urban Design Improvements Program**

The **Land Use Element** provides for the implementation of streetscape and other urban design elements throughout the City. Among these are street trees, pedestrian-oriented amenities (lighting, street furniture, etc.), unifying public signage, decorative sidewalk and cross walk paving, and similar elements. A number will be implemented and privately financed as a condition of development of key projects (e.g., Town Center and Neighborhood Center). Others which involve multiple parcels, such as the Highway 29 corridor, may necessitate public expenditures which may be financed through general revenue, bonding, or the establishment of an assessment district.

It is recommended that a comprehensive urban design and streetscape plan be formulated by the City to guide the specific improvement projects.

**Responsibility:** City of American Canyon

**Funding:** City of American Canyon General Fund, bonding, and/or assessment district

**Schedule:** Urban design plan: within two (2) years of the General Plan's adoption, as funding is available. Improvements: to be determined

#### **I 1.17     Initiate and Implement Redevelopment Plans**

The State of California, through the Community Redevelopment Law (Health and Safety Code Sections 33000 et seq.) authorizes a city to undertake redevelopment projects to revitalize blighted areas. An adopted plan provides additional tools beyond those traditionally provided by planning law to a city to effectuate productive change. These include the use of tax increment revenues (i.e., amount of additional tax revenue above a "frozen" base generated by increased property valuations resulting from new development in the Project Area), property acquisition, consolidation of small parcels, joint public-private partnerships, clearance of land and resale to developers, and relocation of tenants. Twenty percent of the tax increment revenue, in most cases, is to be used to increase and improve the community's supply of low and moderate income housing. The use of California Redevelopment authorities considerably facilitate the process of creating joint



partnerships with the business community to cure existing problems and create new jobs.

Redevelopment Plans may be adopted with respect to areas in which the conditions of physical, economic, and/or social blight predominate. The Highway 29 corridor and Town Center site would be appropriate for consideration of redevelopment actions.

Normally, the implementation of a redevelopment project is linked to and guided by the provisions of a specific or development plan which prescribes the intended use and character for new development and public infrastructure and urban design improvements within the Project Area. Such planning documents should be considered for the candidate areas.

Redevelopment actions should be targeted to the few, relatively modest projects which can be demonstrated to be economically feasible and effectively stimulate further revitalization.

**Responsibility:** City of American Canyon Planning Department

**Funding:** Initial planning activities: City of American Canyon General Fund. Implementation: tax increment revenue generated by the Redevelopment Project

**Schedule:** As required

#### I 1.18 Financial Assistance Programs

The City shall assess the feasibility of expanding financial incentive programs to assist low-income tenants and property owners in the maintenance and upgrade of their properties. Potential funding sources should be investigated. These may include State and County programs, low interest private bank loans, and/or developer fees.

**Responsibility:** City of American Canyon

**Funding:** State of California, local financial institutions, and/or developer fees

**Schedule:** Within two (2) years of the adoption of the General Plan, as funding is available

#### I 1.19 Formulate and Implement Economic Marketing Strategy

The City shall establish a strategy to attract the development and investment of key industries and commercial establishments which will contribute jobs and revenue to the City. Policies and programs are elaborated in the **Economic Development Element**.

**Responsibility:** City of American Canyon Planning Department and City Manager's Office

**Funding:** City of American Canyon General Fund



**Schedule:** Within two (2) years of the adoption of the General Plan, as funding is available

## ADMINISTRATIVE

### I 1.20 Monitor and Update the General Plan Land Use Element

As required by State statute, the City shall review and report on the status of the General Plan annually. In addition, the Plan should be revised and updated periodically. This shall include: (a) an update of baseline data, analyses, and issues to account for current conditions; (b) evaluation of the policies and programs contained in this Plan to determine their effectiveness in achieving the Plan's goals and objectives; and (c) revision of the policies and programs to increase their effectiveness, where necessary, and account for current issues and legislation. Public input shall be actively solicited in the update. Because of the changing dynamics of land use and development it is suggested that the **Land Use Element** be updated each five to ten years.

In accordance with State law, Plan amendments may be adopted a maximum of four times a year. Those related to the provision of affordable housing may be updated without limit.

**Responsibility:** City of American Canyon Planning Department

**Funding:** City of American Canyon General Fund and potential General Plan "maintenance fee" to be assessed for all development applications

**Schedule:** Report on General Plan status: annually. General Plan updates: every five years, or as needed

### I 1.21 Enforce Codes

City of American Canyon codes and ordinances that implement the General Plan shall be enforced. The City may wish to expand pro-active code enforcement efforts to include periodic City-initiated surveys of buildings and site conditions, and, where problems are found, require code compliance.

**Responsibility:** City of American Canyon

**Funding:** City of American Canyon General Fund

**Schedule:** Ongoing program

### I 1.22 Inter-Agency Coordination

Development in the City of American Canyon impacts and is impacted by the actions of adjacent municipal jurisdictions, utility districts, school districts, service providers, and higher level governmental agencies (e.g., County of Napa and the California Department of Transportation). As a consequence, it is essential that the jurisdiction, closely coordinate those actions that impact other government entities. Agreements and procedures for coordination need to be continued or established where they do not currently exist. This



will become increasingly important as the State of California continues to consider statewide and regional policy and administrative mechanisms to address the issues of growth (e.g., congestion management, air quality, solid waste, and traffic) which may impact the City's local decision making authorities over time.

Among the many and diverse concerns which should be addressed are the following:

- a. Land use compatibility on the City's periphery and the interface of streets and traffic; with the County of Napa and City of Vallejo.
- b. Regional transportation (Highway 29, other state highways, railroad, and Napa County Airport); with the California Department of Transportation and Napa Airport Authority.
- c. Provision and maintenance of other public and quasi-public utilities: Pacific Gas and Electric Company, City of American Canyon Department of Public Works, Viacom, and Pacific Bell.
- d. Provision of schools; with the Napa Unified School District.
- e. Regional air quality; with the Bay Area Air Quality Management District.
- f. "Fair share" provision of affordable housing units; with the Association of Bay Area Governments and State of California Department of Housing and Planning.
- g. Provision of social services; County of Napa.
- h. Maintenance of the Napa River wetlands with pertinent State and Federal agencies.

**Responsibility:** City of American Canyon

**Funding:** Costs for maintaining liaison: City of American Canyon  
General Fund

**Schedule:** Ongoing

I 1.23 **Interface with Property Owners and Developers for Property and Neighborhood Maintenance**

The City shall administer programs to encourage property owners to maintain and upgrade, as necessary, the quality of existing buildings and neighborhoods in the City. Existing and potential programs include:

- a. The City shall allocate redevelopment housing "set-aside" funds for the rehabilitation of residential units.



- b. The City shall examine the availability of federal or state funds and/or potential participation of local financial institutions to support maintenance and rehabilitation efforts.
- c. The City shall consider the implementation of an ordinance addressing neighborhood quality issues. This program is directed at the improvement of deteriorated residential neighborhoods and encompasses a broad range of self-help actions and code enforcement.
- d. The City may encourage and provide technical assistance to local groups to plant street trees in commercial districts and/or residential neighborhoods where they are not present.

Other maintenance and rehabilitation actions which may be pursued by the City include:

- a. periodic visual surveys of the conditions of the City's districts and neighborhoods, identifying sites which exhibit substantial inadequate maintenance;
- b. contact of the owners or tenants of substandard properties to encourage their remedial actions;
- c. provision of technical assistance (at City Hall) to the property owners and tenants regarding the techniques by which properties can be maintained and upgraded; and
- d. assistance in the solicitation of low-interest loans for the upgrade of substandard properties.

**Responsibility:** City of American Canyon Planning and Building Departments and City Manager's Office

**Funding:** City of American Canyon General Fund, redevelopment housing twenty percent housing "set-aside" funds, and/or financial institution low-interest loan programs

**Schedule:** Ongoing, as funding is available

#### I 1.24 Educational Programs

The City shall initiate programs to educate the public regarding the techniques which may be employed to maintain and upgrade properties. These may be structured as classes presented to local homeowners, business, and/or community organizations, and on/or cable television.

Examples of educational programs which may be conducted include:

- a. Seminars conducted by the City's Building Official regarding building design and maintenance requirements, landscape design and maintenance, and related topics.



- b. Informational brochures and seminars regarding water and waste conservation practices to be published and distributed at City offices.
- c. The City may work with local educational institutions to conduct classes which provide American Canyon residents technical skills regarding property and landscape maintenance and upgrade.
- d. The City may work with the local cable television franchise to broadcast programs providing technical information regarding property and landscape maintenance and improvements.

**Responsibility:** City of American Canyon Planning Department

**Funding:** City of American Canyon General Fund, conditions of cable television franchise, and/or financial grants from corporations or other private organizations

**Schedule:** Ongoing, as funding is available

#### I 1.25 **Expand the City's Sphere of Influence and Incorporated Boundaries**

The **Land Use Element** projects a long-term vision for the City as a compact urban area surrounded by agriculture and open space. To create a "balanced" city which contains the diversity of uses necessary to support existing and future residents and sustain fiscal viability it will be necessary to consider expansion of the City's jurisdictional limits into those areas depicted within the City Urban Limit Line. These encompass lands which may appropriately be a part of the City's contiguous urban area and for which infrastructure and public services are to be provided by the City. The boundary proposed in this Plan represents a logical and orderly progression of the City's ultimate form and function in southern Napa County.

The process of annexation will involve a cooperative process between the Local Agency Formation Commission (LAFCOM), property owners, the City of American Canyon, and pertinent service agencies. At the outset, it is suggested that the City conduct a feasibility study to ensure that the proposed annexation can be adequately served by the City, costs can be adequately covered without adverse fiscal impacts, and that development intentions are consistent with the General Plan. It will be necessary to formulate a comprehensive fiscal strategy which accounts for equitable property and other tax transfers.

Priorities for annexation should be placed on those lands which ensure a cohesive pattern of development. For example, lands on both sides of principal arterial highways, such as Highway 29, should be under a single service and jurisdiction.

**Responsibility:** City of American Canyon Planning Department and City Manager's Office

**Funding:** City of American Canyon General Fund

**Schedule:** Ongoing, as appropriate



- I 1.26 Conduct a study to determine an appropriate location and funding mechanism for the establishment of a senior center. This study shall also explore various ways to develop and manage the center such as through a public/private partnership, solely through a private organization, or strictly as a public venture.

**Responsibility:** City of American Canyon Planning Department

**Funding:** City of American Canyon General Fund

**Schedule:** 18 months after General Plan adoption or when funding is available



The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that proper record-keeping is essential for the integrity of the financial system and for the ability to detect and prevent fraud. The document also notes that records should be kept for a sufficient period of time to allow for a thorough review in the event of an audit.

The second part of the document outlines the specific procedures for recording transactions. It describes the steps that should be followed from the initial receipt of a transaction to the final entry in the accounting system. The document also provides examples of how transactions should be recorded and discusses the importance of using consistent terminology and formats.

The third part of the document discusses the role of internal controls in ensuring the accuracy of financial records. It describes the various types of controls that can be implemented, such as segregation of duties, authorization requirements, and regular reconciliations. The document also emphasizes the importance of monitoring and evaluating the effectiveness of these controls over time.

The fourth part of the document discusses the importance of transparency and communication in the financial reporting process. It describes the various ways in which financial information can be communicated to stakeholders, such as through financial statements, reports, and disclosures. The document also emphasizes the importance of providing clear and concise information that is easy to understand.

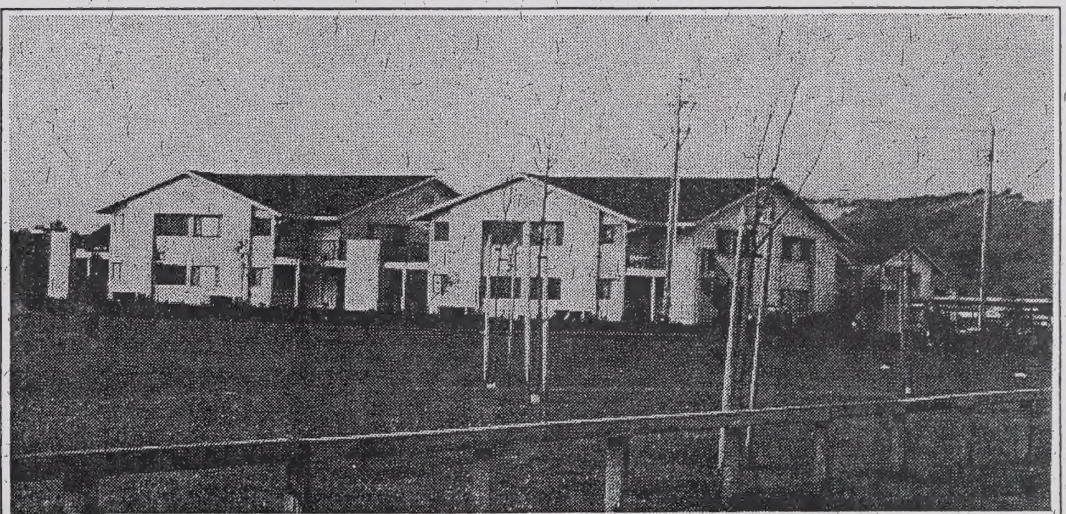
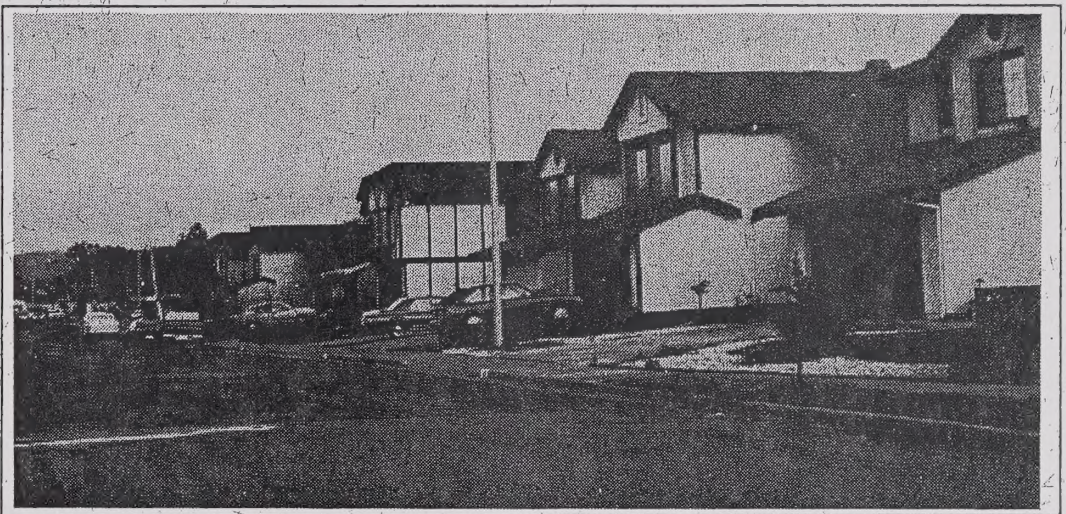
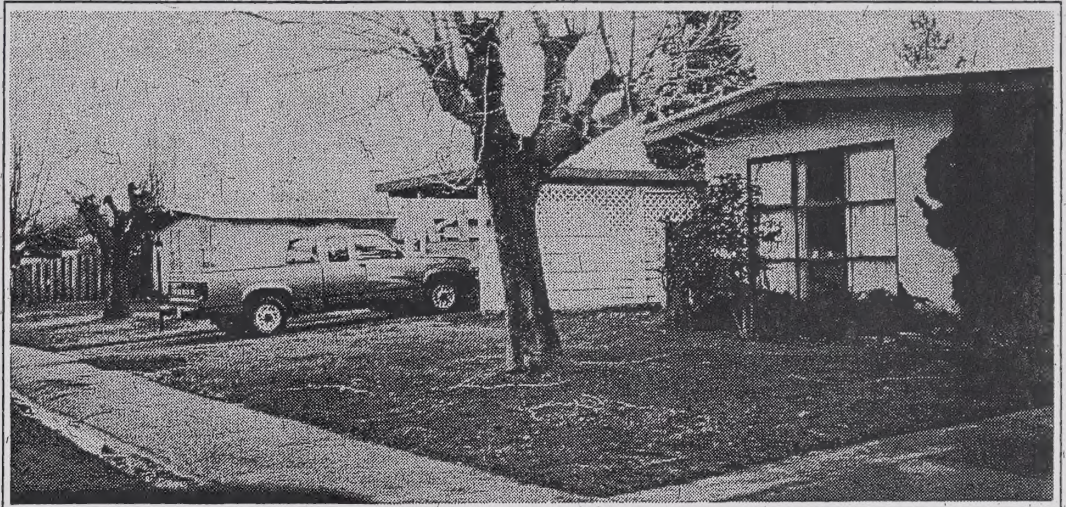
The fifth part of the document discusses the importance of ongoing training and education for financial staff. It describes the various ways in which staff can be trained, such as through workshops, seminars, and on-the-job training. The document also emphasizes the importance of keeping staff up-to-date on the latest developments in financial reporting and accounting.

The final part of the document provides a summary of the key points discussed throughout the document. It reiterates the importance of accurate record-keeping, internal controls, transparency, and ongoing training. The document also provides a list of resources for further information on these topics.



*American Canyon*  
GENERAL PLAN

# Housing Element









## STATUTORY REQUIREMENTS

The California Government Code requires the City's General Plan to include a housing element as provided in Article 10.6 (commencing with Section 65580). The element must contain:

1. An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs;
2. A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement and development of housing; and
3. A program which sets forth a five-year schedule of actions the City is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available.

It should be noted that the Housing Element goals, objectives, policies, and programs are contained in this document (items 2 and 3 above). Analyses of housing need are included in the Technical Background Report, which is incorporated in this Plan by reference.



## OPPORTUNITIES AND CONSTRAINTS (ISSUES)

The following summarizes the key opportunities and constraints for housing in the City of American Canyon.

### OPPORTUNITIES

1. The number of units affordable to moderate- and above moderate-income household that are expected to be constructed by 1997 substantially exceeds the City's regional share of housing needs (as defined by the Association of Bay Area Governments).
2. The City has received nearly a half-million dollar grant through the Federal Community Development Block Grant program to rehabilitate approximately 24 homes occupied by lower-income households.
3. The City has initiated proceedings to establish a redevelopment project area which can be used to expand and improve its supply of low- and moderate-income housing.
4. A range of housing types can be found in the City, including small-lot subdivisions and a substantial number of mobile homes.
5. A number of sites exhibit minimal constraints and are suitable to accommodate the development of new housing within the City and its Urban Limit Line.

### CONSTRAINTS

1. It is anticipated that the City's share of lower-income housing needs will not be met by 1997, primarily due to the current lack of sites zoned for higher densities.
2. Approximately 25 percent of the City's conventionally built housing stock is in need of some kind of rehabilitation.
3. The City's multi-family housing stock is very limited.
4. A high number of care homes for the developmentally disabled exist in the City in comparison to the size of its population. Nearly half of the care homes need rehabilitation, and there has been a past problem with unlicensed care homes.
5. Based on future employment growth projections, a substantial number of new jobs will be in lower paying occupations, generating demand for substantial numbers of units affordable at very low- and low-income levels.



## **OVERVIEW OF HOUSING POLICIES**

The policies within this element address the following:

1. Maintaining a supply of developable residential land adequate to accommodate the amount and type of projected household and job growth.
2. Promoting a diversity of housing types.
3. Creating neighborhoods that have a high degree of livability, and protecting existing neighborhoods from the adverse effects of development.
4. Promoting affordable housing in suitable locations.
5. Preserving the City's existing affordable housing stock.
6. Providing and maintaining housing for special needs groups.



## GOALS, OBJECTIVES, AND POLICIES

The following presents the draft housing goals, objectives, and policies for the City of American Canyon. Listed at the end of each policy is a capital "I" and number(s) in parentheses, which refer(s) to the associated implementing program(s) in the following section.

### HOUSING SUPPLY

#### Goal

- 2 Provide for housing in an amount sufficient to accommodate the City's fair share of projected growth, and to facilitate mobility within the ownership and rental markets.

#### Objective

- 2.1 Maintain a supply of developable residential land adequate to accommodate the amount and type of projected household and job growth, and to facilitate vacancy rates that allow turnover with relative ease.

#### Policies

- 2.1.1 Provide through the General Plan Land Use Plan Map and the Land Use Element for the number and type of dwelling units projected to be needed during the planning period. (I 2.1)
- 2.1.2 Ensure that the densities of residential projects fulfill the intent of applicable land use designations. (I 2.12)
- 2.1.3 Protect residentially designated sites from reclassification to nonresidential designations. (I 2.13)

#### Objective

- 2.2 Ensure that residential sites are served by adequate infrastructure and services.

#### Policies

- 2.2.1 Facilitate the provision of infrastructure needed to support anticipated residential development, and ensure the continuation and proper integration of all services. (I 2.6.b and I 12.22)
- 2.2.2 Maintain internal consistency among the General Plan's elements to provide the necessary services and infrastructure for residential development. (I 2.3)

#### Objective

- 2.3 Maximize attainment of the Housing Element's goals and programs.



**Policies**

- 2.3.1 Provide an active leadership role in fulfilling the programs of the Housing Element. (I 2.43)
- 2.3.2 Expedite the processing and approval of residential projects that meet General Plan policies and City regulatory requirements. (I 2.16)

**BALANCE OF HOUSING TYPES**

**Goal**

- 2A Provide for a range of housing types within the community to accommodate a variety of incomes and lifestyles, and to enable residents to remain in American Canyon throughout their lives.

**Objective**

- 2.4 Promote a diversity of housing types, including large-lot development, single-family detached and attached residences, mobile homes, manufactured homes, multi-family rental and ownership units, second units, and units combined with nonresidential uses.

**Policies**

- 2.4.1 Allow flexibility in the type of units developed on vacant, residentially designated properties in master-planned communities and other planned developments. (I 2.2)
- 2.4.2 Require larger projects to include a mix of housing types. (I 2.4)
- 2.4.3 Encourage the development of residential uses in association with compatible nonresidential uses. (I 2.6.c)
- 2.4.4 Promote the development of second or accessory units on owner-occupied lots with single-family detached units through appropriate regulatory action. (I 2.6.d)
- 2.4.5 Provide new housing opportunities for upper-income residents by designating sites in selected outlying areas for large-lot development or sites adjacent to significant amenities. (I 2.1.c)

**LIVABLE NEIGHBORHOODS**

**Goal**

- 2B Create neighborhoods that have a high degree of livability, and protect existing neighborhoods from the adverse effects of development.

**Objective**

- 2.5 Promote residential design that is functional, people and pedestrian-oriented, aesthetically pleasing, and contributes to a sense of community



through the sensitive arrangement of buildings, open space (public and private), and circulation (vehicular and pedestrian). Encourage innovative and creative design in residential projects.

**Policy**

- 2.5.1 Ensure that new residential development fulfills the above objective through the establishment and application of comprehensive design guidelines and development standards. (I 2.10 and I 2.15)

**Objective**

- 2.6 Minimize the adverse effects of development on existing neighborhoods, to the maximum extent feasible.

**Policies**

- 2.6.1 Ensure that development is integrated with residential neighborhoods in a way that minimizes adverse impacts on privacy, noise levels, and traffic. (I 2.10 and I 2.15)
- 2.6.2 Encourage the physical design elements of development (e.g., scale, street and circulation design, architectural elements) to complement and respect that of existing residential neighborhoods. (I 2.10 and I 2.15)

**Objective**

- 2.7 Maintain a high quality environment in existing neighborhoods.

**Policies**

- 2.7.1 Use appropriate regulatory tools to maintain neighborhood quality. (I 2.25)
- 2.7.2 Support neighborhood cleanup efforts. (I 2.28)
- 2.7.3 Establish incentives for well maintained properties. (I 2.29)

**Objective**

- 2.8 Minimize the negative effects of group care facilities on surrounding neighborhoods.

**Policies**

- 2.8.1 Ensure that group care facilities operating under a conditional use permit continue to comply with their conditions of approval. (I 2.44)
- 2.8.2 Support the efforts of public agencies in regulating unlicensed care facilities. (I 2.18)
- 2.8.3 Ensure that group care facilities located in residential neighborhoods are maintained in good condition to avoid negative impacts on nearby property values. (I 2.18)



## AFFORDABLE HOUSING DEVELOPMENT

### Goal

- 2C Address the housing needs of all economic segments of the present and future community, including the City's fair share of the regional housing need.

### Objective

- 2.9 Give primary consideration to the City's fair share of the regional housing need, as determined by the Association of Bay Area Governments, in the land use planning process and the development of housing strategies.

### Policy

- 2.9.1 Use the City's fair share of housing as a basis for determining its Quantified Objectives for Housing. (I 2.5)

### Objective

- 2.10 Minimize governmental constraints on the provision of affordable housing.

### Policies

- 2.10.1 Designate sufficient vacant land and underutilized sites with maximum densities high enough to facilitate the development of housing affordable to lower-income households. (I 2.2.c)
- 2.10.2 Prohibit the development of single family dwelling units in areas designated for multi-family dwelling units by the **Land Use Plan**. (I 2.2.c)
- 2.10.3 Ensure that the City's policies, regulations, procedures and design standards do not add unnecessarily to the costs of producing housing, while assuring the attainment of other City objectives. (I 2.7 and I 2.8)
- 2.10.4 Expedite decisions on housing projects to the extent feasible by minimizing the discretionary aspects of project review through implementation of detailed development guidelines. (I 2.9)
- 2.10.5 Expedite the processing and approval of projects that include housing affordable to lower-income households. (I 2.17)
- 2.10.6 Provide regulatory and financial incentives to offset costs associated with the development of housing that is affordable to lower-income households. (I 2.6.b and I 2.34)
- 2.10.7 Consider granting housing credits to the County of Napa for a negotiated percentage of housing developed within areas annexed to the City. (I 2.48)



**Objective**

- 2.11 Make the maximum use of resources available for the development of affordable housing.

**Policies**

- 2.11.1 Use federal, state, local and private funding assistance, to the extent that these opportunities exist and are appropriate to American Canyon's needs, to encourage the development of affordable housing. (I 2.23, I 2.36 through I 2.39)
- 2.11.2 Fully use the resources and abilities of nonprofit housing corporations in the provision and construction of affordable housing. (I 2.46)

**Objective**

- 2.12 Promote affordable housing in suitable locations.

**Policy**

- 2.12.1 In providing City assistance to projects involving the development of affordable housing, give priority to those with the most suitable sites. (I 2.18)

**Objective**

- 2.13 Offset the impacts of market-rate housing and nonresidential development on the supply of affordable housing.

**Policies**

- 2.13.1 Require all residential projects of ten or more above-moderate income units to include affordable units. (I 2.6.e)
- 2.13.2 Consider imposing a housing impact fee on nonresidential development to offset the need it creates for affordable housing, if it is determined that such a fee would not be detrimental to the City's economic development efforts. (I 2.42)

**PRESERVATION OF AFFORDABILITY**

**Goal**

- 2D Preserve the City's existing affordable housing stock, and ensure the long-term affordability of subsequent affordable units.

**Objective**

- 2.14 Preserve the affordability of the City's existing affordable housing stock.

**Policies**

- 2.14.1 Ensure that the City's policies, regulations, procedures and design standards do not threaten the affordable nature of existing housing, while assuring the attainment of other City objectives. (I 2.7, I 2.8, and I 2.41)



- 2.14.2 Offset the loss of affordable units due to development or demolition. (I 2.20)
- 2.14.3 Control the conversion of apartments to ownership units through the regulatory tools available under state law. (I 2.6.f)
- 2.14.4 Protect the residents of mobile home parks from involuntary displacement and unreasonable rent increases. (I 2.11)
- 2.14.5 Work with residents of mobile home parks to attain more stability in housing costs and permanence of residency. (I 2.12, and I 2.13)

**Objective**

- 2.15 Preserve the affordability of units developed or provided through City assistance.

**Policy**

- 2.15.1 Ensure that long-term rent/price and income restrictions are imposed on affordable units that receive City assistance. (I 2.20)

**HOUSING FOR SPECIAL NEEDS**

**Goal**

- 2E Promote housing opportunities for special needs groups and for all people regardless of race, religion, gender, marital status, ancestry or national origin.

**Objective**

- 2.16 Promote the provision and maintenance of housing for special needs groups.

**Policies**

- 2.16.1 Encourage the construction of rental units containing adequate numbers of bedrooms to accommodate families with children. (I 2.6.b)
- 2.16.2 Encourage the provision of disabled-accessible units. (I 2.6.b)
- 2.16.3 Promote the development of affordable housing for the elderly through regulatory incentives. (I 2.6.b)
- 2.16.4 Help the elderly and disabled to maintain their residences. (I 2.24)

**Objective**

- 2.17 Maintain living conditions in group care facilities at acceptable levels.



**Policy**

- 2.17.1 Support the efforts of state and local agencies to achieve and maintain acceptable living conditions in group care facilities. (I 2.45)

**Objective**

- 2.18 Prevent homelessness and support efforts to provide housing for the homeless.

**Policies**

- 2.18.1 Support the efforts of local agencies in preventing homelessness and providing housing for the homeless. (I 2.47 and I 2.49)
- 2.18.3 Facilitate the development of emergency and transitional shelters should the responsible agencies determine they are needed in the City in the future. (I 2.6.g)

**Objective**

- 2.19 Discourage discriminatory housing practices.

**Policies**

- 2.19.1 Promote the fair housing activities of the Federal Department of Housing and Urban Development and the State Fair Employment and Housing Commission. (I 2.50)
- 2.19.2 Report complaints of unfair housing actions to the appropriate agencies. (I 2.50)
- 2.19.3 Publicize fair housing programs throughout the community. (I 2.51)

**EXISTING HOUSING NEEDS**

**Goal**

- 2F Address the housing needs of existing City residents.

**Objective**

- 2.20 Encourage the maintenance of the existing housing stock.

**Policies**

- 2.20.1 Maintain the infrastructure of older neighborhoods in good condition. (I 2.26)
- 2.20.2 Promote the reduction of fire hazards and the correction of unsafe living conditions. (I 2.30 and I 2.31)
- 2.20.3 Continue rehabilitation efforts in the older residential neighborhoods. (I 2.24)



- 2.20.4 Use federal and state funding assistance for residential rehabilitation to the fullest extent possible. (I 2.36)

#### ENERGY CONSERVATION

##### Goal

- 2G Encourage energy conservation in new housing.

##### Objective

- 2.21 Promote the use of energy conservation features in the design of residential development.

##### Policies

- 2.21.1 Ensure that the design of development is consistent with state laws regarding energy conservation. (I 2.21)
- 2.21.2 Promote the planting of trees in residential areas to provide cooling during the summer months. (I 2.6.h and I 2.6.i)

##### Goal

- 2H Encourage energy conservation in existing housing.

##### Objective

- 2.22 Improve energy conservation in existing residential development.

##### Policy

- 2.22.1 Promote the weatherization of existing residential units. (I 2.32)



## IMPLEMENTATION PROGRAMS

The following programs are intended to implement the policies contained in the preceding subsection.

### GENERAL PLAN

- I 2.1 Adopt a General Plan Land Use Plan Map that:
- Provides for a sufficient amount of land designated at appropriate densities to accommodate projected household and job growth through 2010.
  - Applies an appropriate residential land use designation to existing mobile home parks to discourage their conversion to other uses.
  - Designates residential sites in outlying areas for large-lot development or adjacent to significant new amenities, such as golf courses.

**Responsibility:** City Council

**Funding Source:** General Fund

**Schedule:** Upon the General Plan's adoption

- I 2.2 Adopt residential land use designations that:
- Include a minimum density for each designation's range of permitted densities.
  - Allow flexibility in the types of units that may be constructed in master-planned communities and other planned developments.
  - Include a density category that, when combined with an affordable housing density bonus, is sufficiently high to make lower-income housing feasible.

**Responsibility:** City Council

**Funding Source:** General Fund

**Schedule:** Upon the General Plan's adoption

- I 2.3 When changes are made to the Land Use Plan Map affecting the location and/or amount of residential development, amend, if necessary, appropriate portions of the General Plan to ensure that required services and infrastructure will be provided.

**Responsibility:** City Council and affected departments

**Funding Source:** General Fund

**Schedule:** Ongoing, as changes to the Land Use Plan Map are made

- I 2.4 As part of the General Plan Land Use Element, require non-infill, residential planned development projects to include a mix of housing types affordable to a variety of income groups.



**Responsibility:** Planning Department, Planning Commission  
**Funding Source:** General Fund  
**Schedule:** Upon the General Plan's adoption

- I2.5 Adopt Quantified Objectives that are based on the City's fair share of housing, modified to reflect the resources and opportunities available to the City.

**Responsibility:** City Council  
**Funding Source:** General Fund  
**Schedule:** Upon the General Plan's adoption

#### ORDINANCES, STANDARDS AND GUIDELINES

- I2.6 Revise the Zoning Ordinance to:
- a. Include zoning districts that correspond directly with, and implement the land use designations and densities set forth in the Land Use Schedule of the General Plan's Land Use Element.
  - b. Allow for the following density bonuses (see detailed descriptions in the following subsection):
    - (1) A bonus of up to 25 percent for lower-income and senior housing in accordance with state law.
    - (2) A bonus of up to 10 percent for rental projects that include units with three or more bedrooms to accommodate larger families in the rental market and reduce overcrowding.
    - (3) A bonus of up to 10 percent for projects containing more than the legally required number of disabled-accessible units.
    - (4) A bonus of up to 50 percent for projects that are comprised entirely of units affordable to lower-income seniors.
  - c. Allow residential uses in commercial districts, subject to appropriate design and interface controls, where subordinate to a primary onsite commercial use, and when the commercial viability of the site or area will not be adversely affected.
  - d. Allow for second units on owner-occupied lots with single-family, detached units, either along with or subsequent to the construction of the primary unit, subject to appropriate standards.
  - e. Establish an inclusionary housing program (see description in following subsection).
  - f. Regulate the conversion of apartments to ownership units, based upon the regulatory tools provided in state law, and discourage conversions if they would be inconsistent with the Housing Element's goals and policies.



- g. Allow emergency and transitional shelters in appropriate districts by use permit.
- h. Require street trees in residential areas within conventional parkways.
- i. Require the planting of trees in parking lots for multi-family projects at specific intervals.
- j. Add "congregate care housing" as an allowable use in appropriate districts to facilitate the development of such housing for seniors.
- k. Provide for reduced parking and other standards, when appropriate, for senior housing projects.
- l. Create a zoning district for existing mobile home parks, which is designed to require the long-term retention of mobile home uses.
- m. Allow multi-family residential as of right in those zoning districts corresponding to the RM and RH land use designations, and as provided for by the MU and TC land use designations.
- n. Allow lot sizes as small as 6,500 square feet in zoning districts associated with the Residential Low land use designation.

**Responsibility:** Planning Commission, City Council

**Funding Source:** General Fund

**Schedule:** Within six months of the General Plan's adoption

- I 2.7 In revising the development standards of the Zoning Ordinance, seek to eliminate or modify any development standards that add unnecessarily to the cost of housing, and identify standards that could be reduced or waived in specific cases to facilitate the development of affordable housing.

**Responsibility:** Planning Department, Planning Commission, City Council

**Funding Source:** General Fund

**Schedule:** Within six months of the General Plan's adoption

- I 2.8 Review the City's standards for the design and improvement of streets and utilities, and revise or eliminate those that contribute unnecessarily to the cost of housing.

**Responsibility:** Public Works Department, Fire Department, and Utility Department

**Funding Source:** General Fund

**Schedule:** Within three months of the General Plan's adoption

- I 2.9 Adopt clearly defined development standards and design guidelines for housing through a comprehensive development code in order to minimize discretionary review.



**Responsibility:** Planning Department, Planning Commission, and City Council

**Funding Source:** General Fund

**Schedule:** Within nine months of the General Plan's adoption

- I2.10 Adopt development design guidelines that are directed at creating liveable neighborhoods, minimizing adverse impacts on existing residential development, and integrating development in a complementary and respectful manner. In formulating such guidelines, ensure that they are consistent with the Housing Element's goals and policies, and do not unnecessarily add to housing costs.

**Responsibility:** Planning Department, and Planning Commission

**Funding Source:** General Fund

**Schedule:** Within six months of the General Plan's adoption

- I2.11 Adopt an ordinance (or ordinances) protecting the interests of residents living in existing mobile home parks. Measures may include rent stabilization, strict conversion standards, and relocation assistance and compensation to residents if parks are converted to another use. Work with residents of mobile home parks to attain greater stability in housing costs and permanence of residency by pursuing cooperative or condominium forms of ownership if the opportunity arises.

**Responsibility:** Planning Department, Planning Commission, and City Council

**Funding Source:** General Fund

**Schedule:** FY 1994-95

## DEVELOPMENT REVIEW

- I2.12 Prohibit development below the minimum General Plan residential densities except where required to avoid significant, adverse environmental impacts.

**Responsibility:** Planning Commission, and City Council

**Funding Source:** General Fund

**Schedule:** Ongoing, as requests are submitted

- I2.13 Deny proposals for residential downzonings or reclassifications of residentially designated property to nonresidential uses if such changes would have adverse impacts on the achievement of the City's Quantified Objectives that could not be offset or minimized.

**Responsibility:** Planning Commission, City Council



**Funding Source:** General Fund

**Schedule:** Ongoing, as requests are submitted

- I 2.14 Continue to assess development fees, establish assessment districts and utilize development agreements to provide for adequate infrastructure.

**Responsibility:** City Council and Public Works Department

**Funding Source:** General Fund for administration costs

**Schedule:** Ongoing, as projects are submitted

- I 2.15 Review the design of new residential development to ensure consistency with any adopted design guidelines.

**Responsibility:** Planning Department, and Planning Commission

**Funding Source:** General Fund

**Schedule:** Ongoing, as projects are submitted

- I 2.16 Maintain City staffing or contracted services at levels that are adequate to ensure the continued prompt consideration of residential development applications.

**Responsibility:** City Council

**Funding Source:** General Fund

**Schedule:** Ongoing

- I 2.17 When processing development applications, give priority to projects that propose to make at least half their units affordable to lower-income households. Consider adding staff when needed to ensure such expedited review.

**Responsibility:** Planning Department, Planning Commission, and City Council

**Funding Source:** General Fund

**Schedule:** Ongoing, as applications for such projects are received

- I 2.18 Use the following criteria in prioritizing assistance to projects involving the development of affordable housing, giving the highest priority to sites or projects that have or will have:

- a. Adequate vehicular and pedestrian access.
- b. Convenient access to transit (or provision of transit by the project to meet the needs of its prospective residents).
- c. Convenient access to neighborhood services and facilities, as needed by the prospective residents.



- d. Convenient access to neighborhood recreation facilities, or onsite provision of adequate facilities.
- e. Minimal environmental constraints, or cost-effective mitigation of constraints.
- f. Cost-effective provision of services and utilities to the site and onsite.
- g. Adequate site area to provide sufficient parking, open space, setbacks and building separations.

**Responsibility:** Planning Department, Planning Commission, and City Council

**Funding Source:** General Fund

**Schedule:** Ongoing, as projects are considered

- I2.19 Require the replacement of affordable units lost through development or demolition when deemed necessary to achieve the goals and programs of the Housing Element.

**Responsibility:** Planning Department, Planning Commission, and City Council

**Funding Source:** General Fund

**Schedule:** Ongoing, as applications for new development or demolition permits are submitted

- I2.20 Impose resale or rent controls on all units that receive City financial assistance or affordable housing density bonuses for not less than 30 years.

**Responsibility:** Planning Department, Planning Commission, and City Council

**Funding Source:** General Fund

**Schedule:** Ongoing, as projects are approved

- I2.21 Continue to evaluate residential projects for consistency with Section 66473.1 of the Subdivision Map Act during the development review process.

**Responsibility:** Planning Department

**Funding Source:** General Fund

**Schedule:** Ongoing, as projects are submitted

#### REDEVELOPMENT

- I2.22 Use redevelopment funds, when appropriate and available, to finance infrastructure improvements needed to serve residential development.

**Responsibility:** City Council



**Funding Source:** Redevelopment Funds  
**Schedule:** Ongoing

- I 2.23 Establish a Community Redevelopment Project Area to make sites available for the construction of new housing, provide subsidies for affordable housing and aid in the preservation and upgrading of residential areas (see description in following section).

**Responsibility:** City Council  
**Funding Source:** General Fund  
**Schedule:** Within six months of the General Plan's adoption

#### REHABILITATION AND MAINTENANCE

- I 2.24 Continue the distribution of remaining funds in the CDBG Housing Rehabilitation Program. **Target:** 24 units rehabilitated

**Responsibility:** HAND or similar agency  
**Funding Source:** CDBG Grant  
**Schedule:** FY 1993-94, FY 1994-95

- I 2.25 Initiate a program that assists lower-income elderly and disabled households in the maintenance of their homes by performing minor exterior repairs and rehabilitation, yard cleanup and maintenance, and minor household repairs.

**Responsibility:** City Council  
**Funding Source:** Redevelopment Funds  
**Schedule:** FY 1995-96 for project initiation; ongoing thereafter

- I 2.26 Continue to enforce and amend, where appropriate, ordinances designed to ensure that individual properties within neighborhoods are maintained at levels that protect property rights of both individual property owners and general neighborhoods and minimize potential nuisances and impacts to the public health, safety, and welfare.

**Responsibility:** Planning Department and City Building Official  
**Funding Source:** General Fund  
**Schedule:** FY 1994-95

- I 2.27 Continue street, sidewalk and other infrastructure maintenance in older neighborhoods.

**Responsibility:** Public Works Department  
**Funding Source:** General Fund and Redevelopment Funds  
**Schedule:** Ongoing



- I 2.28 Continue and expand the City's neighborhood cleanup program.
- Responsibility:** Public Works Department  
**Funding Source:** General Fund, Redevelopment Funds  
**Schedule:** Ongoing
- I 2.29 Establish an incentive program, such as awards, for well maintained residential properties.
- Responsibility:** City Manager's Office  
**Funding Source:** General Fund  
**Schedule:** Ongoing
- I 2.30 Identify units in need of hazards correction and interior rehabilitation during other improvement activities and provide rehabilitation loan information to qualifying owners. Provide loan information to owners of units cited for substandard conditions.
- Responsibility:** City Building Official, HAND or similar agency  
**Funding Source:** CDBG Housing Rehabilitation Program  
**Schedule:** FY 1993-94, FY 1994-95
- I 2.31 Initiate a voluntary pre-sale code inspection program.
- Responsibility:** City Building Official  
**Funding Source:** General Fund  
**Schedule:** FY 1994-95
- I 2.32 Actively solicit the participation of those group care facilities identified to be in need of rehabilitation.
- Responsibility:** HAND or similar agency  
**Funding Source:** CDBG Housing Rehabilitation Program  
**Schedule:** FY 1993-94, 1994-95
- I 2.33 Continue weatherizing units rehabilitated through the CDBG Rehabilitation Program.
- Responsibility:** HAND  
**Funding Source:** CDBG Funds  
**Schedule:** Ongoing through FY 1994-95

#### FUNDING

- I 2.34 Establish a Housing Fund, in coordination with the Redevelopment Agency's Low Income Housing Fund, to implement and supplement the



City's housing programs. Adopt administrative guidelines for the use of Housing Fund money. Possible uses of the Housing Fund may include:

- a. Land acquisition for affordable housing.
- b. Capital improvements for affordable housing.
- c. Rehabilitation loans to lower-income households.
- d. Purchase assistance to lower-income homebuyers.
- e. Rental assistance to lower-income households.
- f. Reimbursement of waived or reduced fees (see I 2.42).
- g. Matching funds for state and federal programs.
- h. Equity participation loans.
- i. Predevelopment loans.

Possible funding sources for the housing fund include:

- a. In-lieu fees collected through the inclusionary program (see following subsection).
- b. Redevelopment set-aside funds and bonds (see following subsection).
- c. Repayments to the CDBG Housing Redevelopment Program (see I 2.37).

**Responsibility:** City Council

**Funding Source:** see above

**Schedule:** FY 1994-95

- I 2.35 Continue subsidizing permit fees for units rehabilitated through the CDBG Housing Rehabilitation Program, up to a total of \$5,000.

**Responsibility:** City Building Official

**Funding Source:** General Fund or City Housing Fund

**Schedule:** FY 1993-94, FY 1994-95

- I 2.36 Apply for additional CDBG funds for rehabilitation loans after the present funding cycle ends.

**Responsibility:** City Manager, HAND or similar organization with grant writing experience.

**Funding Source:** General Fund

**Schedule:** Apply in FY 1994, for FY 1995-96

- I 2.37 Develop a re-use plan for the loans and interest anticipated to be repaid through the CDBG Housing Rehabilitation Program, and use the proceeds



to address the City's most pressing housing needs. **Estimated funds:** \$45,000–\$50,000 per year beginning FY 1995–96.

**Responsibility:** Planning Department, City Manager, and City Council

**Funding Source:** General Fund

**Schedule:** Within nine months of the General Plan's adoption

- I2.38 Continue to issue, through the Napa City Housing Authority, mortgage credit certificates to qualified low and moderate-income, first-time homebuyers (see description in following section). **Target:** Up to 13 households. Work with the County to ensure that American Canyon receives a share of future allocations.

**Responsibility:** City Council

**Funding Source:** State program

**Schedule:** FY 1993–94, FY 1994–95 for present funding

- I2.39 Continue to use such agencies as the Napa Valley Housing Authority to take advantage of administrative resources and receive a reasonable share of federal, state and private funding for housing. Housing Authority administered programs that City residents will continue to benefit from include the Rental Assistance and Section 8 Programs; programs in the foreseeable future may include the HOME Program (see descriptions in background report and following section).

**Responsibility:** Planning Department, Planning Commission, and City Council

**Funding Source:** General Fund

**Schedule:** Ongoing

- I2.40 Adopt a schedule specifying reductions in City impact and infrastructure fees that may be granted for projects that include affordable units, based on the percentage of affordable units in the project.

**Responsibility:** City Manager and City Council

**Funding Source:** City Housing Fund (see I 2.34)

**Schedule:** Within three months of the General Plan's adoption

- I2.41 In choosing among financing and design alternatives for public improvements in existing neighborhoods, select those that minimize, to the extent practical, financial costs on existing affordable housing and low-income households.

**Responsibility:** Public Works Department and City Council

**Funding Source:** General Fund

**Schedule:** Ongoing



- I 2.42 If a significant jobs/housing imbalance arises in the future, consider imposing a housing impact fee on nonresidential development that is likely to increase the demand for affordable housing.

**Responsibility:** Planning Commission and City Council

**Funding Source:** Nonresidential projects

**Schedule:** To be determined

#### MONITORING

- I 2.43 Follow through on the actions and programs prescribed in the Housing Element in a timely manner and monitor progress annually.

**Responsibility:** As designated by program

**Funding Source:** As designated by program

**Schedule:** Ongoing; annual progress report

- I 2.44 Review, on an annual basis, the conditions of approval of those group care facilities operating under a conditional use permit for compliance, and actively enforce applicable conditions.

**Responsibility:** Planning Department

**Funding Source:** General Fund

**Schedule:** Ongoing

- I 2.45 Report unlicensed group care facilities and unacceptable living conditions identified in such facilities to the responsible agencies for abatement or fulfillment of licensing requirements.

**Responsibility:** City Building Official

**Funding Source:** General Fund

**Schedule:** Ongoing

#### AGENCY COORDINATION

- I 2.46 Maintain contacts with such nonprofit housing organizations as Napa Valley Family Homes to benefit from their expertise in developing and supporting affordable housing. Refer potential developers of such housing to these organizations for assistance.

**Responsibility:** Planning Department

**Funding Source:** General Fund

**Schedule:** Ongoing



- I2.47 Continue support for the Rental Assistance Program at the state and local level by maintaining membership in the Napa Valley Housing Authority or similar agency.

**Responsibility:** City Council  
**Funding Source:** General Fund  
**Schedule:** Ongoing

- I2.48 Continue working with Napa County and surrounding communities in addressing long-term regional housing issues, including an improved jobs/housing balance.

**Responsibility:** City Council  
**Funding Source:** General Fund  
**Schedule:** Ongoing

- I2.49 Provide information regarding the Napa Valley Shelter System to City employees likely to be in contact with those needing shelter. Direct employees to refer such persons as appropriate.

**Responsibility:** Specified City employees and City Manager.  
**Funding Source:** General Fund  
**Schedule:** Ongoing

- I2.50 Provide information about the Napa County Rental Information and Mediation Service to City employees likely to receive fair housing complaints. Direct employees to refer such persons as appropriate.

**Responsibility:** Specified City employees; City Manager  
**Funding Source:** General Fund  
**Schedule:** Ongoing

- I2.51 Post information regarding local, state and federal fair housing programs on community signs and in such public places as the city hall, fire station, and post office station.

**Responsibility:** City Manager's office  
**Funding Source:** General Fund  
**Schedule:** Ongoing



## PROGRAMS

This section contains detailed descriptions of programs referred to in the implementation measures.

### **DENSITY BONUS PROGRAMS (I 2.6.b)**

A density bonus is an increase in the maximum residential density allowed for a project site by its General Plan designation and zoning district. It may be granted by the City in exchange for a developer providing such things as a desirable type of housing, significant public facilities and improvements, and/or superior residential design. Each of these density bonuses is described below.

#### **STATE DENSITY BONUS PROGRAM**

According to state law, the City must grant a density increase of up to 25 percent when the developer of a residential project proposes to target a percentage of the units for certain occupants, as follows:

- At least 20 percent of the proposed units will be provided for lower-income households, or,
- At least 10 percent of the proposed units will be provided for very low-income households, or,
- At least 50 percent of the proposed units will be provided for senior housing. (However, these units are **not** required to be affordable.)

In addition to the density bonus, the City is required by state law to grant (subject to certain exceptions) one or more of the following regulatory concessions or incentives to ensure that the project will be produced at a reduced cost:

- A reduction in site development standards, or a modification of Zoning Ordinance requirements or architectural design requirements.
- Approval of mixed-use zoning in conjunction with the residential project if nonresidential uses would reduce the cost of the housing development, and if they would be compatible with the proposed residential uses and the existing or planned development in the vicinity.
- Other regulatory incentives or concessions proposed to the City by the developer that would result in identifiable cost reductions.

#### **CITY DENSITY BONUS PROGRAM**

The City's housing program allows the granting of the following density bonuses:

- **Large rental units** – A density bonus of up to 10 percent for rental projects that include units with three or more bedrooms to accommodate larger families in the rental market and reduce overcrowding. The size of the bonus is to be based upon the number of large units provided.
- **Disabled-accessible units** – An increase of up to 10 percent for projects containing more than the legally required number of disabled-accessible



units. In determining the size of the bonus, consideration is to be given to the number of units that would be provided above the legally required amount.

- **Affordable senior housing** – A bonus of up to 50 percent may be granted for projects comprised entirely of units targeted to very low- and low-income seniors. In determining the size of the bonus, consideration is to be given to the relative proportion of very low-income units in the project.

One or both of the first two density bonuses may be granted only if the project qualifies for the State's affordable housing bonus or the City's affordable senior housing bonus.

#### REDEVELOPMENT (I 2.24, I 2.25)

State law authorizes local governments to establish one or more redevelopment project areas to eliminate blight, and to expand and improve the supply of low and moderate-income housing. Redevelopment agencies may use the power of eminent domain to assemble and acquire sites for housing, both within and outside of a project area. They may also issue revenue bonds to finance infrastructure and provide long-term, low-interest loans for new construction and rehabilitation.

Funds may also be generated by tax increment financing, which captures for a time, all or a portion of the increased tax revenue that results from greater private investment in a project area. These tax increment funds must be used for public improvements in the project area and for affordable housing development anywhere in the City. State law requires that at least 20 percent of the property tax increment be set aside to subsidize new, existing or rehabilitated low and moderate-income housing. Furthermore, at least 6 percent of new or rehabilitated housing in a redevelopment project must be affordable to low-income households; another 9 percent must be affordable to moderate-income households.

The City recently created a redevelopment agency, and is initiating the studies needed to establish project areas.

#### MORTGAGE CREDIT CERTIFICATES (I 2.40)

The federal mortgage credit certificate (MCC) program assists first-time homebuyers in qualifying for mortgages by allowing them to take 20 percent of their annual mortgage interest as a dollar-for-dollar credit against their federal personal income tax. Raising disposable income improves the ability of potential buyers to qualify and pay for mortgages, thus bringing homeownership within their reach. MCCs are particularly desirable because they are assigned to a potential purchaser rather than to specific dwelling units, and give the buyer a wide variety of purchase options.

The City recently received a \$1.5 million allocation of MCCs, which are administered by the Napa City Housing Authority. Purchase price limits are \$169,000 for existing homes and \$186,000 for new homes. It is expected that as many



as 13 households will be able to use the certificates under the current allocation. The City should continue to seek additional allocations in future MCC funding cycles.

#### **INCLUSIONARY HOUSING PROGRAM (I 2.6.e)**

The inclusionary housing program is intended to further the city's achievement of its Quantified Objectives for lower-income housing, and offset the negative effects of new market-rate housing on the provision of affordable housing. Projects containing ten or more units that are likely to be affordable only to those households with above-moderate income are required to provide a number of units equal to at least 10 percent of the above-moderate units at prices or rents affordable to very low or low-income households ("inclusionary units"). In rental projects, at least half of the inclusionary units must be affordable to very low-income households. The City shall ensure that the inclusionary units are occupied by or sold to the appropriate target households and remain affordable to the target income groups for a minimum of 30 years.

Alternatives to providing onsite inclusionary units are 1) the provision of the units at an acceptable offsite location, 2) the provision of rental inclusionary units instead of ownership units if it is found that the substitution would further housing opportunities for lower-income households to an equal or greater extent, or 3) payment of in-lieu fees to the City's Housing Fund, to be used in the provision of housing affordable to lower-income households. Developers of inclusionary units are eligible for financial assistance through the City's Housing Fund.

This requirement is based on the findings that the construction of above moderate income housing depletes the amount of available residential land, while contributing to rising land prices because of a greater scarcity of developable sites. This type of new housing also exacerbates the affordable housing problem by creating greater needs for goods and services typically provided by low-income employees. By limiting the inclusionary requirement to 10 percent, applying it only to above-moderate income units, and providing alternative means of compliance, the program is not seem as an undue or onerous constraint on the provision of above-moderate income housing. Housing affordable to moderate-income households is exempted from the inclusionary requirement because the City desires to encourage this type of housing, and because imposing this requirement on it would negatively affect its financial feasibility.

#### **HOUSING IMPACT FEE (I 2.44)**

It is anticipated that a significant portion of the projected employment growth in the City will be lower-paying occupations, generating demand for a substantial number of units affordable to lower-income households. If a significant jobs/housing imbalance arises in the future, consideration should be given to imposing a housing impact fee on new nonresidential development to allocate part of the increased burden of providing these units directly to the sponsors of the development, and



indirectly upon the occupiers. The size of the fee would be dependent upon a use's relative contribution to the demand for affordable housing, and may be adjusted to reflect such factors as employees already residing in the area, or may be waived because of special circumstances.

The housing impact fees would be deposited in the City's Housing Fund and used to provide affordable housing.

### QUANTIFIED OBJECTIVES

The following table, titled Quantified Objectives for Housing, summarizes the City's quantified objectives for the period of January 1, 1992 to April 1, 1997. These objectives represent a reasonable expectation of the maximum number of new housing units that will be developed and conserved, and the households that will be assisted over the next five years based on the policies and programs outlined in the previous section.

Quantified Objectives for Housing  
1992-1997<sup>1</sup>

| Income Groups                   |                   |          |     |          |        |
|---------------------------------|-------------------|----------|-----|----------|--------|
|                                 | Above<br>Moderate | Moderate | Low | Very Low | Totals |
| New Construction                |                   |          |     |          |        |
| 1992–1994 <sup>2</sup>          | 48                | 26       | 55  | 0        | 129    |
| 1994–1997 <sup>3</sup>          | 127               | 414      | 10  | 5        | 556    |
| Total                           | 175               | 440      | 65  | 5        | 685    |
| Rehabilitation                  |                   |          |     |          |        |
| CDBG 1993–1995                  | 0                 | 0        | 24  | 0        | 24     |
| CDBG 1995–1997                  | 0                 | 0        | 24  | 0        | 24     |
| Section 8                       | 0                 | 0        | 0   | 10       | 10     |
| Mortgage Credit<br>Certificates | 0                 | 7        | 6   | 0        | 13     |

<sup>1</sup> Between 1/1/92 and 4/1/97

<sup>2</sup> From Table 3

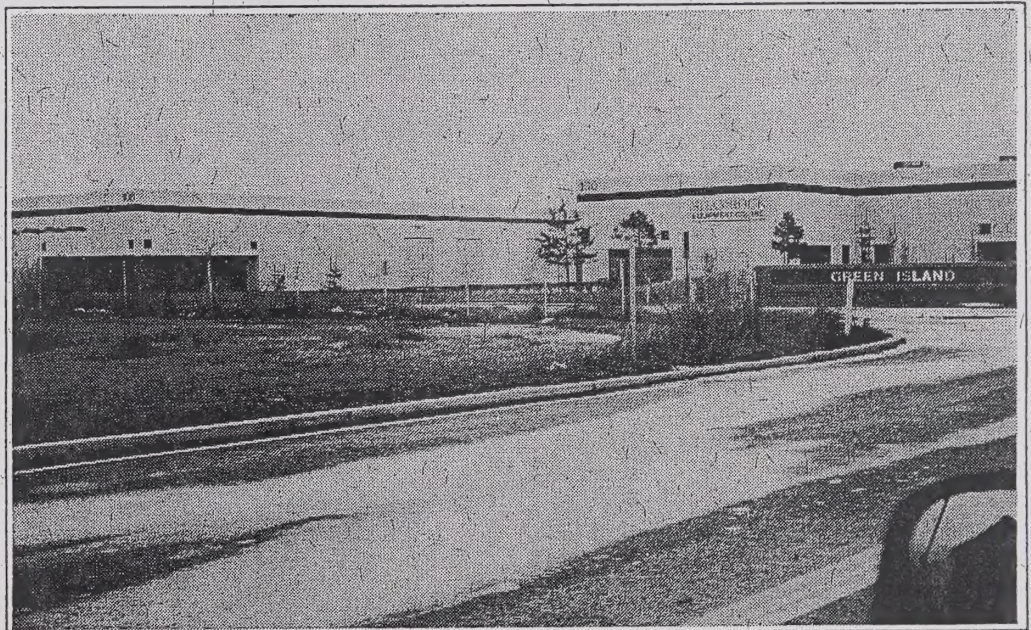
<sup>3</sup> Community Development Block Grant







# Economic Development Element









### STATUTORY REQUIREMENTS

In addition to the seven mandatory elements, other optional elements may be included in a City's General Plan. The California Government Code Section 65303 states:

*The General Plan may include any other elements or address any other subjects which, in the judgment of the legislative body, relate to the physical development of the county or city.*

American Canyon's Economic Development Element is just such an optional chapter. It is specifically concerned with the identification of a strategy to address development potentials that will broaden and stabilize the City's economic base, and its goals and policies are formulated to provide new policy direction for the City and the planning area.

Once adopted, this element will have the same legal status as any of the mandatory elements. Additionally, other state requirements pertaining to the mandatory elements, such as internal consistency, also apply to the optional element.



## OPPORTUNITIES AND CONSTRAINTS (ISSUES)

### POPULATION GROWTH AND RESIDENTIAL DEVELOPMENT

The population of the City is projected to increase steadily from approximately 8,900 in 1995 to 15,300 by 2010, or at an annual average rate of growth of 3.7 percent over the fifteen year period. Between 1995 and 2010, the Association of Bay Area Governments (ABAG) projects that the number of households in the City will increase at an annual average of 161 households or 3.9 percent. Generally, residential development represents a net drain on City funds in that the cost of services such as police, fire, and city administration is more than the revenue from residents' property and transfer taxes and fees. To ensure that the cost of municipal services does not outpace revenue generation, the City must phase and balance residential development with industrial and commercial development.

The City will remain a small-sized city in terms of population through year 2010. This presents both an opportunity and a constraint: the City can preserve its small town atmosphere but it also has to continue to rely on neighboring cities for certain retail commercial services until it gains enough population to support a resident-serving shopping center. For instance, a major grocery store anchor generally requires at least 15,000 people within a defined area, generally within six minutes driving distance. Such a population does not exist within City boundaries, although the City's population combined with the immediately adjacent Vallejo neighborhoods does exceed this threshold and may be an important factor in locating a shopping center within the City.

### LIMITED MARKET POTENTIAL FOR REGIONAL RETAIL/COMMERCIAL DEVELOPMENT

Over the next few years, market conditions are not likely to be suitable for the development of large retail complexes in the City. Besides insufficient population support, the City faces stiff competition from new retail centers immediately south on Highway 29, in Vallejo. In addition, Highway 29 traffic counts are higher north of the Highway 12 intersection than they are in American Canyon. For these reasons, it will be more challenging for the City to attract value-oriented, big box retailers, as well as factory outlets.

### HIGHWAY-ORIENTED, LOCAL-SERVING RETAIL DEVELOPMENT

The current constraints on locating a major retail development in the City does not preclude the immediate possibility of small scale commercial development along Highway 29. The existing commercial uses are predominantly auto-oriented, sited to attract commuter traffic on Highway 29. The City would benefit from additional uses which would take advantage of tourism or commuter traffic. These retail uses would also serve local residents. Needless to say, the types of uses the City allows along this commercial corridor should be consistent with the image it wants to create. The more flexible the zoning, the more opportunities for varying types of commercial development, which the City may or may not want to encourage.



### **BUSINESS PARK AND INDUSTRIAL MARKET SHARE**

The industrial economic base is very important to American Canyon. The City's proximity to the Napa County Airport and the existing rail line provide further opportunities to expand the City's industrial base. Projections of continued demand for industrial space in the next decade, particularly for land with less restrictive zoning, such as the Green Island Industrial Park area, present an ongoing opportunity for the City. The availability of land at reasonable prices positions the City to capture a portion of the regional demand for industrial space.

For the next few years, regional demand is projected to average a modest 150,000 to 200,000 square feet per year. Demand should increase to 300,000 to 500,000 square feet per year once the national and regional economy improves. South County is projected to capture at least 75 percent of this regional demand. American Canyon could capture up to half of South County industrial growth if the City upgrades infrastructure in the Green Island Industrial Park and annexes and provides services to the undeveloped sites on the north side of Green Island Road.

The demand projections stated above do not include the eventual closure of the Mare Island Naval Shipyard, which will decidedly impact the supply/demand dynamics of industrial land in the region. The City will need to monitor the reuse alternatives under consideration.

Over the long run, while the Green Island Industrial Park area is only 50 percent developed with approximately 100 acres remaining, the City needs to consider acquiring more industrial land to participate in the growth projected for South County in the next two decades. The area north of the current City boundary, which could easily be served by Green Island Road, is a logical expansion area and should be proposed to the Local Area Formation Commission (LAFCOM) as part of a comprehensive revision to the City's Sphere of Influence and boundaries.

### **VARYING TYPES OF HOUSING DEVELOPMENT**

American Canyon enjoys an ongoing demand for housing, particularly for relatively affordable housing as compared to housing in the region. With annexation eastward and northward within the water service area, American Canyon could also incorporate development parcels for higher income housing, perhaps including golf-oriented communities.

### **TOWN CENTER DEVELOPMENT**

The City currently does not have a Town Center. Designation of the basalt plant area to be a government center and a commercial core will provide at least one stimulus for further development in the long term.



### **SMALL BUSINESS OPPORTUNITIES**

Economic vitality is not necessarily linked only with larger businesses and big box retail. The City is establishing a base of diverse small businesses. The City should adopt policies and programs to continue and reinforce this trend.



## **OVERVIEW OF ECONOMIC DEVELOPMENT POLICY**

It is the intent of this section of the Economic Development Element to define a set of policies that will guide the City's elected leadership and management in the formation of deliberate initiatives for the maintenance and enhancement of the community's economic development. Policies stated in this section contain a direct relationship to the desired goals of the community as well as the identified issues in the preceding subsection. These policies are the legislative tools that the City can utilize to achieve American Canyon's vision for the future.

The economic development policies address the following issues:

1. Maximizing the City's market potential and provide opportunities for new jobs.
2. Generating cumulative growth which provides net fiscal gains.
3. Generating ongoing industrial growth and maintaining current activity to provide ample employment opportunities for residents.
4. Creating a Town Center as a commercial and government area which will establish the City's identity and image.
5. Increasing tourist-supported commercial activity that would also serve residents to capture potential expenditures and tax revenue.
6. Creating a proactive and efficiently run City government that is responsive to the needs of targeted businesses.
7. Promoting commercial recreation activities that provide for sustainable and environmentally positive economic activity.



**GOALS, OBJECTIVES AND POLICIES**

The following lists the goals, objectives, and policies for economic development in the City of American Canyon. Implementing programs are referenced at the conclusion of each policy by a capital "I" and a number in parentheses and are described in the last subsection of the Element.

**ECONOMIC DEVELOPMENT OVERVIEW****Goal**

- 3      **Provide for the economic needs of American Canyon residents by capitalizing on the marketability of the City's industrial land and promoting a mix of uses which create quality jobs and foster fiscal stability.**

**Objective**

- 3.1      Maximize the City's market potential in terms of industrial/business park and community-serving commercial activity. Increased industrial activity can be a catalyst for broadening the City's economic base by providing quality jobs and tax revenues, as well as, stimulating infrastructure improvements.

**Policies**

- 3.1.1      Adopt a Land Use Map which designates acreage for heavy industrial, light industrial/business park, commercial, and recreational commercial activities. (I 3.1)
- 3.1.2      Initiate strategies to market for, attract, and/or accommodate new activity as defined in the Economic Development policies under Objectives 3.3 through 3.9. (I 3.1 through I 3.6, and I 3.8)
- 3.1.3      Seek to expand the City's economic base and development opportunities through planned annexation program that is linked to the General Plan and Land Use Plan. (I 3.2)

**Objective**

- 3.2      Promote growth that generates net positive fiscal impacts to the City to ensure that municipal services keep up with growing demand.

**Policies**

- 3.2.1      Evaluate the need for, and implement as necessary, a fiscal impact analysis as part of the Project Development Review process for certain types of projects. The purpose is to provide input into assessment of Citywide impact of development activities and to determine what costs to the City, if any, may be subject to mitigation. (I 3.4 and I 3.5)
- 3.2.2      Monitor the fiscal impact of the mix of development proposals and activity on an annual basis to determine the optimal phasing of new



development, according to its net positive or negative fiscal impact. In addition to monitoring the fiscal impact by type of development, the fiscal impact of development in different locations should be monitored. The purpose of such monitoring efforts is to ensure that the costs of services are balanced with revenues generated on a recurring basis. (I 3.4 and I 3.5)

- 3.2.3 Periodically assess the structure of utility rates, business license taxes, and user fees to ensure that such rates and fees cover the true cost to the City. (I 3.4 and I 3.5)

#### **Objective**

- 3.3 Expedite the growth of job-generating, quality businesses by streamlining City application procedures.

#### **Policies**

- 3.3.1 Establish a standard performance base for new uses. If a proposed use conforms to established standards, eliminate or reduce the level of discretionary review process. (I 3.4 and I 3.8)
- 3.3.2 Eliminate the use permit requirements for occupancy of existing buildings, except in cases where the proposed use is more intensive than what was permitted previously. (I 3.4 and I 3.8)
- 3.3.3 Maintain occupancy permit requirements for new and existing buildings to monitor zoning compliance and business activity within the City. (I 3.4 and I 3.8)
- 3.3.4 Create a one stop permit processing system for high priority development applications. (I 3.8)
- 3.3.5 Prepare and print brochures that clearly define the development review process to the public. (I 3.7)

### **INDUSTRIAL ACTIVITY**

#### **Goal**

- 3A Generate new industrial growth through diversification of the industrial base and maintenance of current activity to provide employment opportunities for residents and generate fiscal revenues for the City.

#### **Objective**

- 3.4 Increase the number of firms within the industries now represented in the City and capture new, clean, nonpolluting industries that are stable and compatible with City needs in terms of traffic, air quality, and employment.



**Policies**

- 3.4.1 Establish a marketing program to identify desired industrial activity that may include the development of promotional brochures that explain positive aspects of living/working in American Canyon and discuss the availability of City assistance programs; direct marketing to firms in targeted industries, and; advertising in trade journals. (I 3.4, I 3.6, and I 3.7)
- 3.4.2 Establish design and FAR standards for industrial buildings which will create and maintain an attractive image for American Canyon's industrial areas without imposing overly restrictive regulations. (I 3.1)
- 3.4.3 In partnership with land owners and tenants, improve the infrastructure (particularly access across the North Slough drainage channel and the railroad) in the Green Island Industrial Park and Annexes and expand infrastructure services to the undeveloped sites on the north side of Green Island Road to link the two industrial areas and provide land use and design continuity to both sides of Green Island Road. (I 3.4)
- 3.4.4 Pursue available state grants that would assist the City and private property owners in enhancing infrastructure in the industrial areas. (I 3.4)
- 3.4.5 In the future, consider amendments to the General Plan that designate new lands for a higher quality corporate park development. (I 3.1 and I 3.2)

**Objective**

- 3.5 Make available sufficient acreage in order to capture the City's fair share of regional industrial growth through the year 2010.

**Policies**

- 3.5.1 Designate a sufficient amount of land to accommodate the projected growth in demand for industrial space by 2010. (I 3.1)
- 3.5.2 Work with the County and LAFCOM towards modifying the City's sphere to include areas on the north side of Green Island Road and south of the airport for future industrial development within the City. (I 3.2)
- 3.5.3 Consider the viability of designating a portion of the area shown as "Special Study" for higher quality industrial and business park uses. (I 3.1 and I 3.2)

**RETAIL AND OFFICE COMMERCIAL ACTIVITY**

**Goal**

- 3B Improve the appearance and functionality of the Highway 29 corridor and establish a Town Center to provide for economically sound local-serving commercial development, for both shopping and tax revenue opportunities.



## **CITYWIDE**

### **Objective**

- 3.6 Attract new retail development to meet the needs of the current and projected population, as well as to retain potential sales tax revenue in the City. Encourage the development of local-serving office space.

### **Policies**

- 3.6.1 Designate a sufficient amount of land for local-serving retail commercial and professional office development. (I 3.1)
- 3.6.2 Provide and promote opportunities for uses which capitalize on the City's proximity to the wine country and the airport, as well as take advantage of the City's natural resources. Consider tourist-supported commercial activities, such as a wine train depot, winery outlets, hotel, and golf course. (I 3.6)
- 3.6.3 Consider the use of redevelopment authority to consolidate land and create more developable parcels. (I 3.4)
- 3.6.4 Diversify by attracting, promoting, and retaining small businesses, establishing the City's niche as a provider of specialty stores and a broad range of services. (I 3.6 and I 3.7)
- 3.6.5 Establish an outreach program to encourage existing businesses that are in conformance with the General Plan to remain in or at their current locations. Maintenance of the retail opportunities now available is key to retaining the economic viability of the Highway 29 commercial corridor. (I 3.7)
- 3.6.6 Modify existing zoning regulations as necessary to encourage long-term retention of high sales tax generating uses, such as lumber yards. (I 3.1)
- 3.6.7 Increase the flexibility of industrial zoning regulations to allow for certain types of specialty retail uses that are compatible with industrial uses. (I 3.1)

## **HIGHWAY 29 CORRIDOR**

### **Objective**

- 3.7 Enhance the City's existing tax base through the improvement and maintenance of the Highway 29 commercial corridor.

### **Policies**

- 3.7.1 Adopt a Specific Plan for the Highway 29 commercial corridor and Town Center to guide future developments. Provide for a cohesive urban design which creates and maintains an attractive image to ensure that the City captures its full potential share of market demand. (I 3.1)



- 3.7.2 Provide for small scale commercial development that would serve residents as well as take advantage of tourism or commuter traffic. (I 3.6)
- 3.7.3 Encourage the clustering of commercial activities along Highway 29 in conformance with the Land Use Element to provide more attractive and cohesive facilities while minimizing potential circulation conflicts. (I 3.1)
- 3.7.4 Encourage small business startups and specialty retail uses by minimizing regulatory barriers, such as unnecessary use permit procedures. (I 3.6 and I 3.8)

#### CREATION OF A TOWN CENTER

##### Objective

- 3.8 In the long term, improve and strengthen the City's identity through the creation of a Town Center as a principal government and commercial center.

##### Policies

- 3.8.1 Designate an area as the principal government and commercial center. Designate a sufficient amount of land to accommodate future demand for neighborhood and community-serving retail and commercial development. (I 3.1)
- 3.8.2 Adopt a Specific Plan for the designated Town Center (in conjunction with the Highway 29 Plan) to serve as a guide for future developments. Provide for a cohesive urban design which reflects the image and identity the City would like to project. (I 3.1)
- 3.8.3 Encourage the development of small specialty stores in the designated Town Center to promote a small community atmosphere. Assist in identifying sources of financing for small business. (I 3.4 and I 3.6)
- 3.8.4 Periodically assess market conditions, including population growth in the City and neighboring Vallejo and when appropriate, establish an aggressive marketing program to effectively compete with neighboring cities to attract desired commercial uses. The marketing program shall involve direct solicitation of developers and headquarters of chain stores, explanation of potential assistance programs, and explanation of market support. (I 3.6)
- 3.8.5 Encourage the development of uses in the designated Town Center area (e.g., theater complex, auditorium, cultural entertainment, dining, retail, or other) that would draw residents, promote foot traffic and provide evening activity. (I 3.6)



**COMMERCIAL RECREATION ACTIVITY**

**Goal**

- 3C**      **Generate new economic activity by linking the City's physical resources with commercial recreational opportunities.**

**Objective**

- 3.9**      **Increase the number of economic activities related to commercial recreation.**

**Policy**

- 3.9.1**      **Encourage the development of commercial recreation opportunities that capitalize on the City's physical resources and provide positive community economic multipliers. Establish land use strategies that encourage the development of a golf course, including the annexation of the American Canyon Country Club site; wetland center; river access; use of the area between the Eucalyptus Grove and Oat Hill for overnight lodging and other recreational related uses; foothills access; and recreation vehicle/tent camping facilities. (I 3.6)**



## IMPLEMENTATION PROGRAMS

The following lists the programs which implement the economic development policies contained in the preceding subsection of the plan. The capital "I" and number preceding each program are referenced by the policies which they implement.

### SECURE SUFFICIENT ACREAGE AND GUIDELINES FOR PHYSICAL DEVELOPMENT

- I 3.1      Adopt the **Land Use Plan Map** and revise the Zoning Ordinance to be consistent with the General Plan, as detailed in the Land Use Implementation Programs. This ensures that a sufficient amount of land is designated to accommodate projected economic activity through 2010.
- I 3.2      Annex urbanized and urbanizing areas adjacent to the City's boundaries in an orderly progressive sequence.
- I 3.3      Establish Zoning regulations that set forth expedited review procedures for uses primarily permitted in a commercial or industrial zone district. For example, eliminate use permit requirements for certain types of commercial uses in the commercial zone districts.
- Responsibility:**    American Canyon City Council/Planning Department
- Funding Source:** City of American Canyon General Fund and/or other available funding sources approved by the City
- Schedule:**        Within 18 months of General Plan adoption per state law or as funding permits

### COORDINATE CITY ECONOMIC DEVELOPMENT EFFORTS

- I 3.4      Designate a position within the City to function as an economic development manager. Place this position within a department/office that allows for focused economic development activities, and formalize the goals of this position, which shall include the following:
- a. The preparation and promotion of marketing programs to solicit new industrial firms, retail outlets, hotels and similar uses desired by City residents.
  - b. The preparation and implementation of a business retention program to keep retail and industrial businesses in the City and, where appropriate, in their current general location.
  - c. The preparation of procedures for expediting the development review process in response to specific development requests, to effectuate the City's interest in attracting new business.
  - d. The preparation of procedures for maintaining the flow of relevant information to all active city agencies, departments and organizations.



- e. The preparation of periodic reports to the City Council for informational purposes.
- f. The preparation of evaluations of the fiscal impacts of development.
- g. The identification and coordination of sources of financing for infrastructure improvements.
- h. The preparation of procedures for implementing redevelopment tools to acquire land or develop properties in Redevelopment Areas.

**Responsibility:** American Canyon City Council/City Manager

**Funding Source:** City of American Canyon General Fund and/or other available funding sources approved by the City

**Schedule:** Within 24 months of General Plan adoption or as funding permits

#### MONITOR AND ADJUST FOR FISCAL IMPACTS OF ECONOMIC DEVELOPMENT

- I3.5 The City shall determine a threshold project size for new development, above which a fiscal impact analysis is required. The City shall use the computer model developed for the General Plan to analyze the potential project-specific fiscal impacts and determine what costs to the City, if any, may be subject to mitigation. The cumulative impacts of development over time, i.e., the sum of all project-specific outputs, shall also be monitored. Based on the results of such monitoring efforts, the City shall determine which or what kind of activities, if any, should be encouraged or delayed (according to their net positive or negative fiscal impact) over the next time period. The purpose of ongoing fiscal evaluations is to ensure that the recurring costs of municipal services are balance with recurring revenues generated.

In order to reflect the actual one-time costs of permit issuance, the City shall periodically adjust development project permit fees.

**Responsibility:** Planning Department

**Funding Source:** Privately initiated: Development application fees  
City Initiated: General Fund

**Schedule:** Administration: Ongoing, as projects are submitted and as funding permits  
Permit Fee Adjustments: Periodically as needed or as funding permits

#### NEW BUSINESS MARKETING PROGRAM

- I3.6 A marketing program shall be developed by the economic development manager described in I 3.4, aimed at capturing new retail facilities and industrial activity. The program will involve the following steps:



- a. Identify target industries, i.e., stable, clean, nonpolluting, sustainable, growth industries that are compatible with City needs in terms of traffic and air quality requirements.
- b. Focus on industries that capitalize on the City's proximity to the wine country, the airport, and the rail lines, as well as industries which value the natural resources the City has to offer.
- c. Actively include small business startups and specialty retail businesses in the recruitment program.
- d. Develop promotional brochure and materials in coordination with other active agencies and organizations.
- e. Develop a regional/national/international master list of firms within the target industries to contact through the marketing campaign and update list on an annual basis.
- f. Undertake mailings to, and personal contact with, firms in the targeted industries to establish and maintain an awareness of available opportunities in American Canyon; advertise in relevant trade journals and publications.
- g. Maintain liaisons with real estate brokers, industrial and retail associates, etc., as sources of news of interest on the part of specific firms, as well as to maintain an awareness of the City's general interests. Convey the City's specific interest in particular areas such as the South County industrial area, Highway 29 and Highway 12 commercial corridors.
- h. Solicit developers with experience in mixed-use and/or specialty development projects in established areas of small cities. Contact other cities to obtain contacts.
- i. When market conditions are favorable, pursue an aggressive marketing campaign involving mailings to, and personal contact with, targeted retail outlets and community-serving commercial developers to establish and maintain an awareness of available opportunities in American Canyon. Opportunities to focus on include growth in demand, income level and available sites.
- j. Prioritize target development activities for which incentive programs will be offered/utilized.

**Responsibility:** City Manager/Planning Department

**Funding Source:** City of American Canyon General Funds, tax increment revenue generated by corresponding redevelopment projects and/or any other funding

**Schedule:** Ongoing in concert with the designation of a City staff member as an Economic Development Manager or as funding permits



## BUSINESS RETENTION PROGRAM

- I3.7 The economic development manager shall develop a business retention program aimed at maintaining the existing and future retail and industrial base through the following steps:
- a. Develop a list of industrial firms currently located in the City through a door-to-door survey, and update list on an annual basis. (Since it is usually not possible to determine exactly what a particular firm does from business license listings, conducting a door-to-door survey is a more effective method of ascertaining a company's line of business.)
  - b. Provide for an ongoing relationship with existing firms and retail outlets to monitor their needs and concerns and to determine which needs and concerns can be addressed by the City. This can be achieved through regular, informal meetings between City representatives and local firms and a proactive relationship with the Chamber of Commerce.
  - c. Establish a liaison with the local merchants' associations and Chamber of Commerce, to identify issues of concern, if any, within the retail community.
  - d. Through the local merchants' associations and/or the Chamber of Commerce, maintain and enhance a series of coordinated, promotional annual calendar of events, such as open air markets, running races, Kid's Day, etc., that will draw Citywide attention to commercial areas.
  - e. Implement an outreach program to retain existing businesses and promote the addition of new businesses.

**Responsibility:** American Canyon City Council and Planning Department (Economic Development Manager)

**Funding Source:** City of American Canyon General Fund and/or other available funding sources approved by the City

**Schedule:** Within 18 months of designating an Economic Development Manager or as funding permits

## COORDINATED PERMIT PROCESSING/STREAMLINED REGULATIONS

- I3.8 The City shall coordinate permit processing and streamline its regulatory procedures to promote the development of its commercial and industrial areas. This includes the following actions:
- a. Create a one stop review permit processing system that assures proactive review of priority development applications in desired areas.
  - b. Assign a specific staff member to coordinate the permit process for high priority development applications.
  - c. Prepare brochures that clearly define the development review process to the public.



**Responsibility:** City Manager/Department Heads

**Funding Source:** City of American Canyon General Fund/Development Fees

**Schedule:** Within one year of the General Plan's Adoption



## GLOSSARY

### **Neighborhood Retail**

Provides for the sale of convenience goods (foods, drugs, and sundries) and personal services (laundry, dry cleaner, barber, shoe repair, etc.) for the day-to-day living needs of the immediate neighborhood. It is built around a supermarket as a principal tenant. In theory, the neighborhood center has a typical gross leasable area of 50,000 square feet but may actually range from 30,000 to 100,000 square feet.

### **Community Retail**

Provides a wider range of facilities for the sale of apparel, hardware, and appliances. It is built around a junior department store, variety store, or discount department center as the major tenant, in addition to a supermarket. Its typical size may range from 100,000 to 400,000 square feet of gross leasable area.

### **Regional Retail**

Commercial uses which cater to more than just the local community. It provides for general merchandise, apparel, furniture, and home furnishings in depth and variety, as well as a range of services and recreational facilities. It is built around one or two full-line department stores of generally not less than 100,000 square feet. Its typical size range from 300,000 to 850,000 gross leasable area. These retail uses will draw from the "region" and commonly have greater visibility (i.e., seen from the freeway).

### **Gross Leasable Area (GLA)**

Is the total gross floor area designed for tenants' occupancy and exclusive use. It is the area for which tenants pay rent and the area the produces income.

### **Floor Area Ratio (FAR)**

Is the total gross area of a building floor space, excluding basements, balconies and stair bulkheads on a lot divided by the total area of that lot.







# Circulation Element









## INTRODUCTION AND STATUTORY REQUIREMENTS

The Circulation Element of the General Plan plays an important role in defining development patterns for the City. It provides the opportunity to integrate land use planning and transportation planning by assuring that all existing and future developments have adequate circulation opportunities. The circulation system will serve a major role in the economic well being of the City of American Canyon by providing convenient access within the City and throughout the region.

The Circulation Element can be considered as a long range plan for transportation, which provides a basis for planning and implementing future development, circulation and parking improvements through the year 2010. Major components of The Circulation Element include circulation goals, functional classification, State Highways, arterial and collector streets, traffic volumes and capacity, local streets, pedestrian ways, bicycle routes, public transit, railroad service and public parking.

California state law requires that a General Plan incorporate a Circulation Element. California Government Code Section 65302(6) states:

*...the Circulation Element shall consist of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and ...facilities, all correlated with the Land Use Element of the plan.*

The Circulation Element should provide for the accommodation of vehicular trips, or how people, goods and services circulate through the community. This element is largely dependent upon, and related to, the issues and policies contained within the **Land Use Element**.



## **OPPORTUNITIES AND CONSTRAINTS (ISSUES)**

The following circulation issues have been identified as critical to the American Canyon circulation system. Each of these issues is addressed in the goals, objectives and policies section of the circulation element.

### **EAST-WEST CONNECTIONS**

SR-29 is a four lane regional roadway that physically divides the City and constrains crossings at the few exiting east-west roadways.

### **MAINTENANCE OF GOOD REGIONAL ACCESS**

SR-29 provides vital regional access between American Canyon and the rest of Napa County to the north and Solano County and the Bay Area to the south. This four-lane roadway carries high volumes of traffic that place the roadway at near capacity conditions. Because this is a roadway of regional significance, the Napa County Congestion Management Agency (CMA) has made it a goal to maintain intersections along SR-29 at LOS D with a V / C ratio of 0.90 or better during the peak periods. Development along American Canyon Road and the construction of additional east-west connections will have an impact on SR-29. Likewise, development in neighboring jurisdictions will also impact the level of service (LOS) on SR-29.

### **LOCAL NORTH/SOUTH CONNECTION**

Within American Canyon, there is a need to establish or extend north/south streets in order to reduce the impact of local traffic on SR-29. The extension of Flosden Avenue would serve this need for the eastern portion of the City and the development of the proposed Wetlands Edge Road would serve the western portion.

### **SR-29 BYPASS**

In 1985, Caltrans released a Route Concept Report that proposed a realignment easterly of SR-29 that would connect to I-80 north of Vallejo in the general vicinity of American Canyon Road. This bypass option was later eliminated by Caltrans and is not currently included in the Napa County Transportation Improvement Program. If the City of American Canyon wishes to have the bypass option reconsidered, discussions with the Napa County CMA and Caltrans will have to be reinitiated. Should this option become a reality, the City would have to amend its Land Use Element to reflect changes in the Circulation Plan.

### **ROADWAY STANDARDS**

At this time, the City has not adopted a set of roadway standards to ensure appropriate infrastructure development. Napa County's Roadway Standards are being used in the interim.



### **BROADWAY**

The alignment of Broadway creates an intersection with American Canyon Road that, because of its close proximity, constrains the capacity of the SR-29/American Canyon Road intersection. Future actions will need to be taken to further realign the intersection or restrict certain intersection movements.

### **FUTURE GROWTH**

Projections based on buildout of the Land Use Element of the General Plan indicate significant increases in traffic within the city limits and surrounding area. A planned system of roadways is needed to serve currently undeveloped areas. Continuity of facilities connecting future development with existing development is a prime objective in the design of a well-planned network of roadways.

### **LEVEL OF SERVICE**

The City of American Canyon currently has no established thresholds for acceptable level of service (LOS). The City needs to develop a set of peak hour and daily LOS criteria that meets the City's requirements and compiles with Napa County CMA's standards.



## **OVERVIEW OF CIRCULATION GOALS**

This portion of the Circulation Element establishes the goals, objectives, policies and implementation programs to guide the development and maintenance of the community's circulation system. Policies stated in this section have a direct relationship to the desired goals and identified issues of the community.

### **CIRCULATION VISION**

The circulation element stresses the importance of developing a balanced multimodal transportation system for meeting the growth needs of the City of American Canyon and the areas within its Urban Limit Line. The following is the list of general circulation goals addressed in the circulation element. These goals are designed to serve businesses and citizens of the area, including the young, the elderly, and the physically disadvantaged. Special attention should be given to enhancing safety and local function of the SR-29 corridor.

1. Design a balanced transportation system that would include adequate provisions for public transit, pedestrians and bicycles as well as necessary facilities for the efficient circulation of vehicular traffic.
2. Provide for the safe and efficient movement of people and goods through and around the City.
3. Provide safe, functional and attractive areas for pedestrians in residential neighborhoods, commercial activity centers, and near public facilities such as schools, and, where feasible, provide pedestrian inter-connections to eliminate vehicle trips entirely.
4. Provide alternative transportation modes such as transit services, especially for the elderly, handicapped and other disadvantaged persons.
5. Promote techniques to reduce transportation demands for lessening area traffic congestion and improving air quality.
6. Provide for the integrity of residential neighborhoods by minimizing through trips originating in an destined for locations outside the neighborhood.
7. Design the transportation system and locate facilities in order to minimize conflicts with land uses.
8. Promote actions aimed at ameliorating the divisive nature of SR-29 and its impact on the community.
9. Promote the development of an integrated transportation network that clearly distinguishes local and regional trips.
10. Promote transportation improvements that facilitate the ease of movement and reduce the risks of accidents and hazards.



## GOALS, OBJECTIVES, AND POLICIES

The following goals, objectives, and policies form the foundation on which to build a circulation system that adequately serves the development envisioned in the **Land Use Element**. They are designed to reflect and support the Citywide objectives of the General Plan, and to acknowledge the changing economic and environmental conditions in the City and the region.

### CONSISTENCY AND COMPATIBILITY

#### Goal

- 4        **Provide a transportation system that supports the Land Use Element of the General Plan and is consistent with the Napa County Congestion Management Plan.**

#### Objective

- 4.1        Ensure that the circulation system is in balance with the City's Land Use Element.

#### Policies

- 4.1.1      Promote the timely development of the circulation plan that is phased and based on projected needs generated by implementation of the land use plan. (I 4.7)
- 4.1.2      Ensure that any regional facilities improvements, which fall within the City's Sphere of Influence, are consistent with the **Land Use and Circulation Elements**. (I 4.10)

#### Objective

- 4.2        Provide adequate capacity within the Citywide circulation system to support future land development as identified in the buildout scenario of the **Land Use Element**.

#### Policies

- 4.2.1      Establish a street system hierarchy within the City of American Canyon that is defined, yet flexible enough to address the unique circumstances that may arise. (I 4.1)
- 4.2.2      Reserve rights-of-way for future roadways, extensions or widenings. (I 4.5)
- 4.2.3      Prioritize existing and future facility needs in order to properly allocate limited funds to areas of highest need. (I 4.5)
- 4.2.4      Pursue the timely extension of Flosden Road (and consider the phasing of east/west connectors to Highway 29), including the realignment of its intersection with American Canyon Road, and the development of other



- necessary primary north-south roadways such as the Western Parallel along the wetlands edge. (I 4.7)
- 4.2.5 Review the need for extending east-west roadways across SR-29 to the east side of the City. (I 4.7)
- 4.2.6 Improve the connection between Green Island Road and SR-29. (I 4.9)
- 4.2.7 Consider alternative circulation concepts that provide street or driveway connectivity between parcels fronting on SR-29 to consolidate driveway access along SR-29 as well as consolidate parking for the businesses along this roadway. (I 4.9)
- 4.2.8 Require that developers provide all required onsite infrastructure and contribute their proportional share to offsite improvements. (I 4.6)
- 4.2.9 Implement an impact fee system in order to offset the cost of transportation required by new development. (I 4.6)
- 4.2.10 Consider whether it is appropriate to establish a transportation benefits district for the area along the American Canyon Road Corridor east of SR-29. (I 4.5)
- 4.2.11 Create a second access to the Green Island Industrial Park, possibly through the construction of the new Wetlands Edge Road and Devlin Road extension from the north. (I 4.1)
- 4.2.12 Provide linkages between industrially zoned areas, paying specific attention to connecting the industrial areas north and south of the railroad tracks. (I 4.1)
- 4.2.13 Allow for modifications of standard right-of-way sections contained in the General Plan where there is a transition from one right-of-way section standard to another or where there is a transition between existing roadways and the new right-of-way standards contained in the General Plan. (I 4.1 and I 4.2)

### Objective

- 4.3 Minimize conflicts between traffic and residential land uses.

### Policies

- 4.3.1 Prohibit future development from providing backout driveways onto collectors, arterials or highways. (I 4.4)
- 4.3.2 Implement controls that would eliminate high speed or high volume traffic on residential streets. To discourage excessive speed and through traffic, street widths should not exceed that required for targeted levels of use; right-of-way and pavement widths on local streets may be reduced when it can be



demonstrated that such reduction will not negatively impact internal and external circulation. Where such reductions are proposed, the City Planning and Public Works Departments shall make appropriate recommendations to the Planning Commission during review of the tentative map. (I 4.4)

- 4.3.3 Consider the use of alley ways (20 ft. recommended width) in master or specific planned developments to add flexibility to frontage designs and assist in the creation of more pedestrian oriented front areas. (I 4.4)
- 4.3.4 Establish safe and efficient truck routes that minimize exposure to noise sensitive land uses and reduce other adverse impacts to adjacent land uses. (I 4.1)
- 4.3.5 Protect neighborhoods from commercial traffic intrusion by periodically updating permissive routes based on changing land use conditions. (I 4.1)
- 4.3.6 Promote development of local street patterns that create and unify neighborhoods, rather than divide them, through the following means:
  - a. Local street patterns should provide access between subdivisions within a neighborhood, with the exception of through traffic which should be directed onto major and secondary arterials.
  - b. The local street system should be logical and understandable for the user. Creation of circuitous and confusing travel paths between internal neighborhood areas and adjacent arterials should be avoided.
  - c. Maximum cul-de-sac length should be 700 feet. "Dog-leg" cul-de-sacs with one or more turns between the bulb and the outlet should be avoided.
 (I 4.4 and I 4.8)
- 4.3.7 Require the expansion of Flosden Road and American Canyon Road east of SR-29 to accommodate needed acceleration and deceleration lanes for accessing adjacent residential developments. The high volume, moderate speed traffic on these roadways make access to and from the adjacent residential areas extremely difficult, and failure to mitigate these problems will likely cause the condition to worsen in the future. (I 4.7)

#### LEVEL OF SERVICE

##### Goal

- 4A Provide a circulation system that has adequate capacity to serve existing and future land uses while maintaining a desired level of service on all city streets and intersections.



**Objective**

- 4.4 Establish performance standards for acceptable levels of service. (A description of the site levels of service is shown in **Figure 4-1.**)

**Policies**

- 4.4.1 Maintain a Citywide level of service not to exceed LOS D with an average vehicle delay of 40 seconds for intersections during the peak hours. Excepted intersections are Flosden and American Canyon and SR-29 and American Canyon Road, which will operate at LOS E/F with buildout development. (I 4.3)
- 4.4.2 Maintain a peak period level of service not to exceed LOS D with an average vehicle delay of 40 seconds for collector and arterial roadways. (I 4.3)
- 4.4.3 Maintain a peak period level of service not to exceed LOS C with an average vehicle delay of 25 seconds for residential streets. (I 4.3)
- 4.4.4 Require that the traffic impact studies performed within the City analyze weekday peak period traffic and weekend peak period traffic. (I 4.3)
- 4.4.5 Ensure that development projects are consistent with the requirements of the Napa County Congestion Management Program (CMP) by requiring traffic studies and mitigation in accordance with established standards. (I 4.3)
- 4.4.6 Work with the Congestion Management Agency (CMA) to ensure that the new projects trips threshold used to run the CMA model be retained at a level where useful information can be obtained and the need for a study is justifiable. (I 4.10)

**Objective**

- 4.5 Identify and improve roadways and intersections that are approaching, or have approached, unacceptable levels of service.

**Policy**

- 4.5.1 Adopt a transportation improvement program that gives a priority to projects designed to correct existing deficiencies in the system. (Improve the intersections of Flosden Road and American Canyon Road, Broadway and American Canyon Road and American Canyon and SR-29.) (I 4.5)



The **OPERATIONS LEVEL METHODOLOGY**, which is described in the Transportation Research Board's Highway Capacity Manual, defines Level of Service (LOS) for signalized intersections in terms of delay. Technically, delay is the amount of time an average vehicle must wait at an intersection before being able to pass through the intersection. For signalized intersections, the relationship between LOS and delay is based on the average stopped delay per vehicle for a fifteen minute period.

## **LEVEL OF SERVICE 'A' - Delay 0.0 to 5.0 seconds**

Describes operations with very low delay, i.e., less than 5 seconds per vehicle. This occurs when signal progression is extremely favorable. Most vehicles arrive during the green phase and are not required to stop at all.

*Corresponding V/C ratios usually range from 0.00 to 0.60.*

## **LEVEL OF SERVICE 'B' - Delay 5.1 to 15.0 seconds**

Describes operations with delay in the range of 5 to 15 seconds per vehicle generally characterized by good signal progression and/or short cycle lengths. More vehicles are required to stop than for LOS 'A' causing higher levels of average delay.

*Corresponding V/C ratios usually range from 0.61 to 0.70.*

## **LEVEL OF SERVICE 'C' - Delay 15.1 to 25.0 seconds**

Describes operations with delay in the range of 15 to 25 seconds per vehicle. Occasionally, vehicles may be required to wait more than one red signal phase. The number of vehicles stopping at this level is significant although many still pass through the intersection without stopping.

*Corresponding V/C ratios usually range from 0.71 to 0.80.*

## **LEVEL OF SERVICE 'D' - Delay 25.1 to 40.0 seconds**

Describes operations with delay in the range of 25 to 40 seconds per vehicle. At LOS 'D', the influence of congestion becomes more noticeable. Many vehicles stop, and the proportion of vehicles not stopping declines. The number of vehicles failing to clear the signal during the first green phase is noticeable.

*Corresponding V/C ratios usually range from 0.81 to 0.90.*

## **LEVEL OF SERVICE 'E' - Delay 40.1 to 60.0 seconds**

Describes operations with delay in the range of 40 to 60 seconds per vehicle. These high delay values generally indicate poor signal progression, long cycle lengths and high V/C ratios. Vehicles frequently fail to clear the intersection during the first green phase.

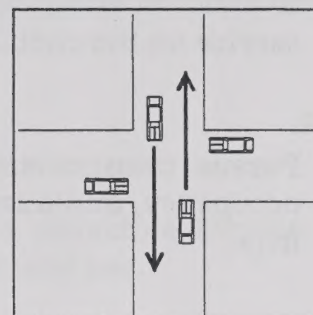
*Corresponding V/C ratios usually range from 0.91 to 1.00.*

## **LEVEL OF SERVICE 'F' - Delay 60.1 seconds plus**

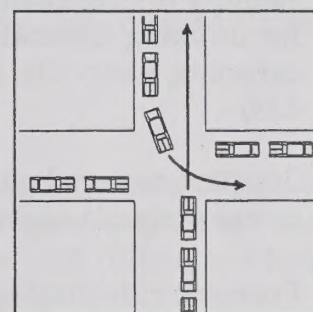
Describes operations with delay in excess of 60 seconds per vehicle. This condition often occurs with oversaturation, i.e., when arrival flow rates exceed the capacity of the intersection.

*Corresponding V/C ratios of over 1.00 are usually associated.*

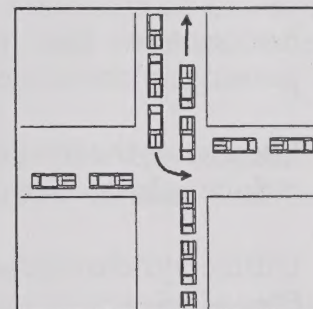
SOURCE: Transportation Research Board, "Operations Level Methodology-Signalized Intersections", Highway Capacity Manual, Special Report 209, 1985.



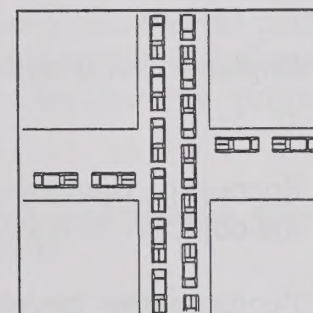
LOS 'A'



LOS 'C'



LOS 'D'



LOS 'F'



**TRANSPORTATION DEMAND MANAGEMENT****Goal**

- 4C Encourage the use of transportation demand management (TDM) strategies to assist in mitigating traffic impacts and in maintaining a desired level of service on the circulation system.

**Objective**

- 4.6 Pursue transportation management strategies that can maximize vehicle occupancy, minimize average trip length, and reduce the number of vehicle trips.

**Policies**

- 4.6.1 Require nonresidential developments to provide employee feasible incentives for utilizing alternatives to the conventional single occupant automobile (i.e., carpools, vanpools, buses, bicycles, walking, telecommuting, etc.). (I 4.8 and I 4.13)
- 4.6.2 Support national, state and regional legislation directed at encouraging the use of carpools and vanpools. (I 4.10)
- 4.6.3 Promote ridesharing through publicity and provision of information to the public. (I 4.11)
- 4.6.4 Encourage the preservation and development of freight and passenger/commuter rail. (I 4.10)
- 4.6.5 Encourage the development of a telecommunications center within the City to reduce vehicle miles traveled. (I 4.8, I 4.11, and I 4.13)
- 4.6.6 Utilize synchronized traffic signals, where appropriate, to improve traffic flow efficiency. (I 4.1, I 4.2, and I 4.5)

**Objective**

- 4.7 Improve transit options within the City and to destinations outside the City.

**Policies**

- 4.7.1 Encourage developers to work with agencies providing transit service with the objective of maximizing the potential for transit use. (I 4.8)
- 4.7.2 Promote the development of a multi-modal transit center within the designated Community Center, Town Center, or other locations that facilitate transit use by the City's residents and is compatible with surrounding land uses. (I 4.11)



4.7.3 Consult and coordinate with the various transit agencies in order to bring about improved transit service to the City of American Canyon. (I 4.10)

4.7.4 Provide transit linkages between the Community Center or Town Center and regionally-related transit such as BART, commuter railway and the Vallejo ferry. (I 4.10)

## **BICYCLE, PEDESTRIAN AND EQUESTRIAN FACILITIES**

### **Goal**

**4D Provide a Citywide system of safe, efficient and attractive bicycle and pedestrian routes for commuter, school and recreational use.**

### **Objective**

4.8 Promote the safety of bicyclists and pedestrians by adhering to Citywide standards and practices.

### **Policies**

4.8.1 Develop Citywide standards for construction and maintenance of bikeways and pedestrian walkways. The bikeway construction standards should comply with Caltrans Highway 29 Manual, Chapter 1000 (Bikeway Planning and Design). (I 4.2)

4.8.2 Develop and adopt the planned bikeway system, which links all community centers, civic areas, schools, and parks in the City and connects to other neighboring bikeway networks. (I 4.1)

4.8.3 Maintain existing pedestrian facilities and require new development to provide pedestrian walkways between developments, schools and public facilities. (I 4.4)

4.8.4 Require that proposed developments include bicycle paths, lanes, or off-street trails in their street improvement plans if they are located adjacent to proposed bikeway routes and where appropriate, construct bicycle paths or lanes as a condition of project approval. Additionally, require developers to construct equestrian paths if they are appropriate for the proposed development. (I 4.8)

4.8.5 Construct safe, convenient paths for bicycles and pedestrians so as to encourage these alternate forms of transportation. (I 4.2)

4.8.6 Design and construct safe bicycle and pedestrian crossings of SR-29 at key locations. These crossings should be constructed so that children and seniors can cross in safety. (I 4.9)



- 4.8.7 Develop programs that encourage the safe utilization of easements and/or rights-of-way along public utilities, railroads and streets wherever possible for the use of bicycles and/or pedestrians. (I 4.10)
- 4.8.8 Provide pedestrian and bicycle linkages between all residential areas and employment centers within the City. (I 4.1 and I 4.8)
- 4.8.9 Promote bicycle and pedestrian use through marketing techniques such as the use of informational brochures. (I 4.11)
- 4.8.10 Actively support the Bay Area Ridge Trail Council, the Bay Trails and similar organizations and work with these agencies to provide local linkages, where appropriate. (I 4.10)
- 4.8.11 Promote the transition of abandoned rail rights-of-way to trails. (I 4.10)
- 4.8.12 Negotiate easements and establish pedestrian/bikeway access (possibly through the landfill) to the Napa River and adjacent wetlands in the near future. (I 4.10)
- 4.8.13 Promote the development of equestrian access from developed areas of the City to the eastern foothills and recreation areas. (I 4.4 and I 4.8)

## **PARKING**

### **Goal**

- 4E Provide sufficient, well-designed and convenient on-street parking and off-street parking facilities throughout the City.

### **Objective**

- 4.9 Develop a set of parking requirements that promote shared use and community parking.

### **Policies**

- 4.9.1 Establish standards that provide for the inclusion of adequate off-street parking while avoiding typical standards that establish parking ratios on peak demand periods. (I 4.8)
- 4.9.2 Consolidate parking, where appropriate, to eliminate the number of ingress and egress points onto arterials and SR-29. Prime candidate locations for consolidated parking are the Community Center, Town Center and strip business locations along SR-29. (I 4.9)
- 4.9.3 Require that sufficient and secure bicycle parking be provided in all parking areas. (I 4.8)



**SR-29**

**Goal**

- 4F** Work towards mitigating the negative impacts to the community created by the appearance of and activity along SR-29.

**Objective**

- 4.10** Develop a comprehensive approach to dealing with land use, design and access issues along SR-29.

**Policies**

- 4.10.1** Working with Caltrans, initiate the preparation of a Specific Plan or equivalent document for SR-29 that shall incorporate the following:
- a. a detailed analysis of land use, circulation, and aesthetic design issues associated with the corridor;
  - b. development of detailed circulation design concepts that will mitigate traffic conditions and impacts;
  - c. specification of right-of-way improvement details, including possible access restrictions;
  - d. possible modifications to land use designations along the corridor as may be necessary to enhance functionality and appearance;
  - e. establishment of building and site design standards; and
  - f. establishment of landscape design standards for the right-of way and adjacent private properties.
- (I 4.9)
- 4.10.2** Ensure that traffic-related impacts due to development located within and outside of the City are adequately mitigated by working with the Congestion Management Agency. (I 4.10)

**STREET MAINTENANCE**

**Goal**

- 4G** Ensure that the City's streets are maintained to provide safe use by motorized vehicles, bicycles, and pedestrians.

**Objective**

- 4.11** Establish and implement an ongoing program of street repair, maintenance, and cleaning.



**Policies**

- 4.11.1 Initiate programs for the regular cleaning of the City's streets. (I 4.12)
- 4.11.2 Develop and implement a Capital Improvements Program for the maintenance of City streets and allocate sufficient funds to initiate a systematic program of street maintenance. (I 4.5)
- 4.11.3 Negotiate appropriate agreements with Caltrans to initiate a maintenance and landscape enhancement program for the Highway 29 right-of-way. (I 4.10)

**RAIL TRANSPORTATION**

**Goal**

- 4H Maintain rail access for the transport of goods.

**Objective**

- 4.12 Ensure that rail corridors and facilities are maintained and enhanced to provide safe and efficient access for the transport of goods and products to and from the City.

**Policies**

- 4.12.1 Provide for the retention of existing rail corridors and work with the railroad companies to support the construction of improvements which improve access for the City's industrial areas. This may include upgrades and/or realignments of trackage, additional trackage, and similar improvements. (I 4.10)
- 4.12.2 Promote the joint-use of the rail corridors for the transport of freight and public transit, ensuring the compatibility of their operations. (I 4.10)



**IMPLEMENTATION PROGRAMS****I 4.1      Implement Transportation Plan**

Implement the specific street system hierarchy, truck routes, bike routes, street and bikeway cross-sections and transportation improvements outlined in the Transportation Plan, which is included at the end of this Element.

**Responsibility:** City of American Canyon Planning and Public Works Departments

**Funding:** General Fund, Transportation Impact Fees, Grants, etc.

**Schedule:** Ongoing

**I 4.2      Develop Design and Maintenance Standards**

The City shall develop a set of design and maintenance standards for roadways, bikeways and pedestrian paths. These standards shall incorporate the cross-sections provided in the transportation plan.

**Responsibility:** City of American Canyon Public Works Department

**Funding:** General Fund

**Schedule:** FY 1994/95

**I 4.3      Prepare and Implement a Procedure for Reviewing Project-Related Transportation Impacts (Also see implementation I 1.13 under the **Land Use Element**).**

The City shall develop a procedure for establishing thresholds that determine when a traffic study is required and what the traffic study should contain. Thresholds should be established based on the expected number of weekday PM peak and/or weekend peak trips produced. In outlining the procedures for the preparation of the traffic study, the methodology for intersection level-of-service analysis should be defined and the level of significance thresholds outlined in policies 4.4.1, 4.4.2 and 4.4.3 should be listed.

**Responsibility:** City of American Canyon Planning Department

**Funding:** City of American Canyon General Fund

**Schedule:** As soon as feasible

**I 4.4      Require a Review of Proposed Circulation Systems as Part of Site Plan Approval**

The City, in addition to reviewing transportation impacts, shall develop a process for the review and approval of transportation design elements of proposed development. This review should address issues such as cul-de-sac lengths, roadway widths, connectivity with adjoining neighborhoods, speed



and through traffic concerns, provisions of bike and pedestrian paths, the layout of the roadway network, the inclusion of Transportation Demand Management (TDM) elements, policy 4.6.1, etc.

**Responsibility:** City of American Canyon Planning Department.

**Funding:** General Fund, with reimbursement from site plan submittal fees

**Schedule:** Immediate and ongoing

I 4.5 Develop a Citywide Transportation Improvements Program

Develop, adopt and annually update a five year Transportation Improvement Program that prioritizes transportation facilities projects based on need and availability of funding. Any general fund money earmarked for transportation improvements should be allocated in order to give priority to projects designed to correct existing deficiencies and provide greater connectivity between City subregions. Included in this five year improvement program should be necessary right-of-way purchases for long-range transportation improvements and funds for the maintenance of existing streets.

**Responsibility:** City of American Canyon Planning Department.

**Funding:** General Fund, with reimbursement from development impact fees.

**Schedule:** FY 1994/95

I 4.6 Prepare and Implement a Transportation Impact Fee System

The City shall establish a system for collecting transportation impact fees or in-kind transfers. The purpose of establishing this system is to offset the cost of transportation facilities required by new development. In determining the fees required of the developer, there should be a "rational nexus" between the fee and the required improvements.

**Responsibility:** City of American Canyon Planning Department

**Funding:** City of American Canyon General Fund

**Schedule:** As soon as feasible

I 4.7 Establish a Transportation Benefits District for the Northeast Quadrant of the City and its Sphere of Influence

The City shall create a transportation benefits district for the northeast quadrant of the City in order to collect fees for needed transportation improvements as well as ensure the timely development of transportation facilities. The benefits district should encompass the area north of American



Canyon Road and east of SR-29 and the properties bordering the south side of American Canyon Road east of SR-29.

**Responsibility:** City of American Canyon Planning Department

**Funding:** General Fund, with reimbursement from development impact fees

**Schedule:** FY 1994/95

#### I 4.8 Revise Subdivision and Zoning Ordinances

Revise subdivision and zoning ordinances to address transportation policy issues such as adequacy of parking and internal circulation; provision of direct connections to neighboring areas and to the regional roadway network, incorporation of vehicle trip reducing strategies and transit friendly designs; and the provision of bicycle/pedestrian internal paths that connect to the overall bicycle/pedestrian network.

**Responsibility:** City of American Canyon Planning Department

**Funding:** General Fund

**Schedule:** Ongoing

#### I 4.9 Prepare and Implement a Specific Plan or Equivalent Planning Document for the SR-29 Corridor

State law (Government Code section 63450) authorizes cities to adopt Specific Plans for implementing their General Plans in designated areas such as the SR-29 corridor. The purpose of this SR-29 Corridor Plan shall be to ensure that development and access along SR-29 adheres to a common development and access plan.

**Responsibility:** City of American Canyon Planning Department

**Funding:** General Fund, with potential reimbursement from developments processed in accordance with the Specific Plan (based on a pro-rata share of the costs of preparation and processing)

**Schedule:** To be determined and initiated

#### I 4.10 Agency Coordination

Coordinate with Caltrans, Napa County, the Congestion Management Agency (CMA) and the various transit agencies as well as area bicycle and rail organizations in order to promote City transportation goals. Agreements on procedures for coordination need to be continued or established where they currently do not exist. (Also see Implementation I 1.22 in the **Land Use Element**.)

**Responsibility:** City of American Canyon Planning Department

**Funding:** General Fund

**Schedule:** Ongoing



I 4.11 Develop a Marketing and Education Program for Promoting Alternative Modes of Transportation

The City shall develop a marketing and educational program that explains the air quality and congestion implications of auto use while promoting transit, bicycling and ride sharing and other alternative modes.

**Responsibility:** City of American Canyon Planning Department

**Funding:** General Fund

**Schedule:** FY 1995/96

I 4.12 Establish a Street Cleaning Program

The City shall establish a program for the periodic sweeping and cleaning of public streets and rights-of-way within the City. Consideration will be given to alternative methods to fund the program, including use of the General Fund or establishment of a street maintenance fee.

**Responsibility:** City of American Canyon Public Works Department

**Funding:** General Fund or other fee

**Schedule:** Within one year of the General Plan's adoption

I 4.13 Implement a Transportation Demand Management Program

The City shall continue to enforce the Trip Reduction Ordinance. Periodically, the ordinance shall be reviewed according to its effectiveness in reducing vehicular trips and other transportation control methodologies should be considered for their applicability for the City. Such techniques as the establishment of a telecommuting center, park and ride lots, merchant transit incentives, and transportation management districts are among those that should be considered.

**Responsibility:** City of American Canyon Planning and Public Works Departments

**Funding:** General Fund, transportation impact fee, or other appropriate fee

**Schedule:** Enforcement of ordinance: ongoing  
Periodic review of TDM/TCMs: at least once every two years



## **CIRCULATION IMPLEMENTATION PLAN**

This section of the Circulation Element defines a roadway plan for the city that meets the requirements for safe and convenient movement at the development intensity anticipated in the **Land Use Element**.

### **FUNCTIONAL CLASSIFICATION OF STREETS AND HIGHWAYS**

**Figures 4-2a and 4-2b** illustrate the Citywide circulation system, which translates the circulation objectives and policies into graphical form. The circulation plan maps that classify each of the major streets according to their function within the Citywide network are intended to meet year 2010 circulation demand. Functional classifications range from restricted access State Highways to minor streets with back out driveways. Since traffic generation is a factor of land use, a street's functional classification may vary from area to area within the system. A description of the various functional classifications are provided in the following paragraphs.

#### ***FREEWAYS***

Freeways are limited access facilities designed to provide high speed regional mobility. The maximum speed limit on freeway facilities should range from 50 to 65 mph. Optimal spacing of freeway interchanges is one mile or greater. Interstate 80 is the only freeway that directly services the City of American Canyon. This six-lane facility is a major link in the state highway system and provides regional access to the cities between San Francisco and Sacramento. Interchanges serving American Canyon are located at I-80's junctions of SR-37, American Canyon Road and SR-12 (Jamison Canyon Road).

#### ***HIGHWAYS***

Highways are controlled access facilities whose junctions with cross streets are characterized by at grade intersections. They can be either divided or undivided roadways. Speed limits on State Highways usually range from 40 to 55 mph. State Route 29 is the primary highway serving American Canyon, with secondary service from SR-12 to the north and SR-37 to the south.

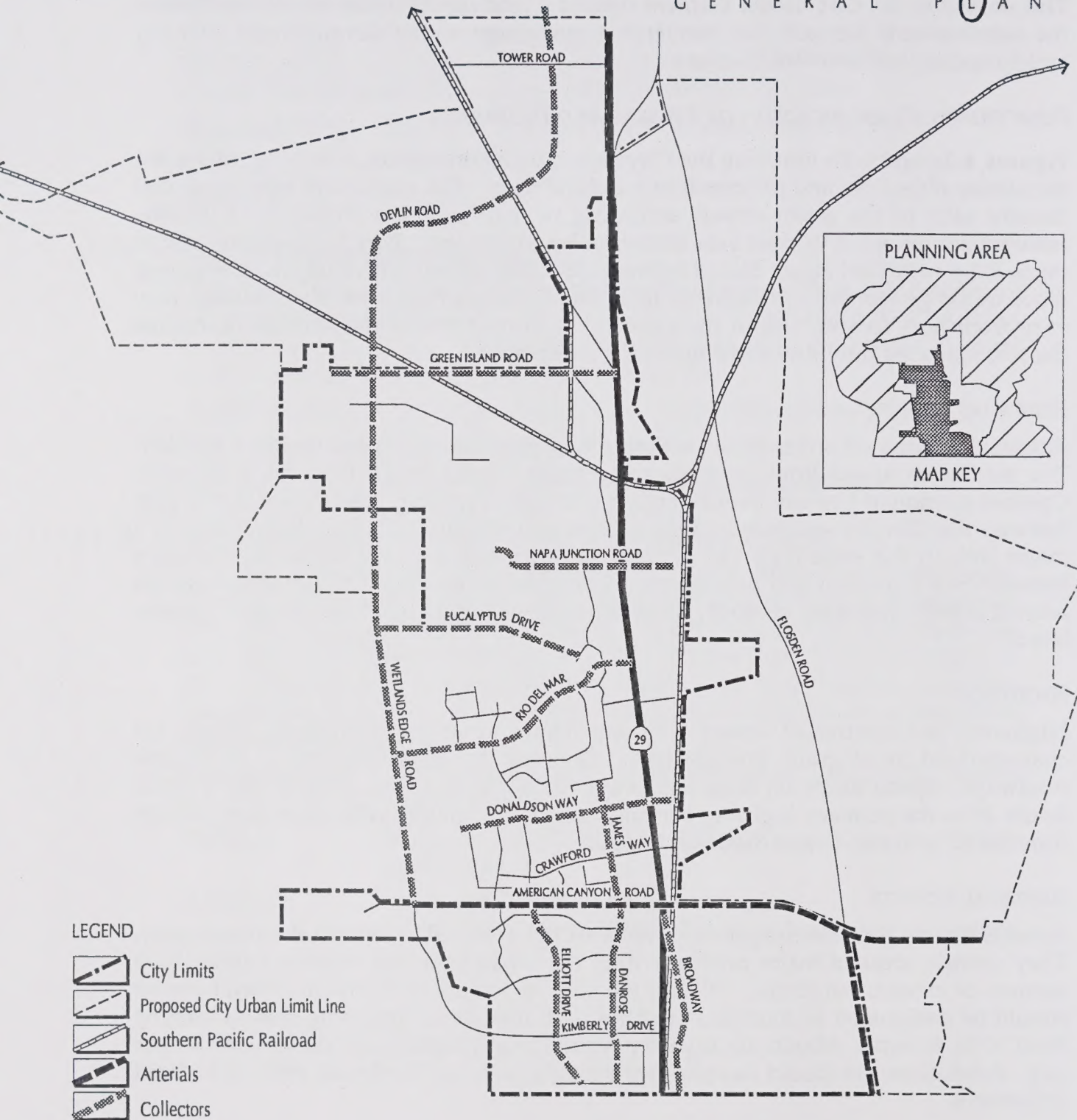
#### ***ARTERIAL STREETS***

Arterial Streets provide the principal network for traffic flow within the community. They connect areas of major activity within the urban area and function primarily as carriers of cross-town traffic. Within the City of American Canyon, arterial streets should be designated as four-lane facilities with maximum operating speeds ranging from 30 to 45 mph. Maximum capacity would be approximately 30,000 vehicles per day. Arterial streets should have limited access to adjacent land uses with no backout driveways.



# American Canyon

## GENERAL PLAN



SOURCE: Wilbur Smith Associates

Envicom Corporation Graphics

ARTERIAL & COLLECTOR  
SYSTEM

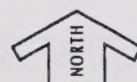
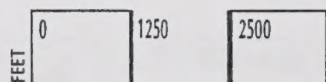
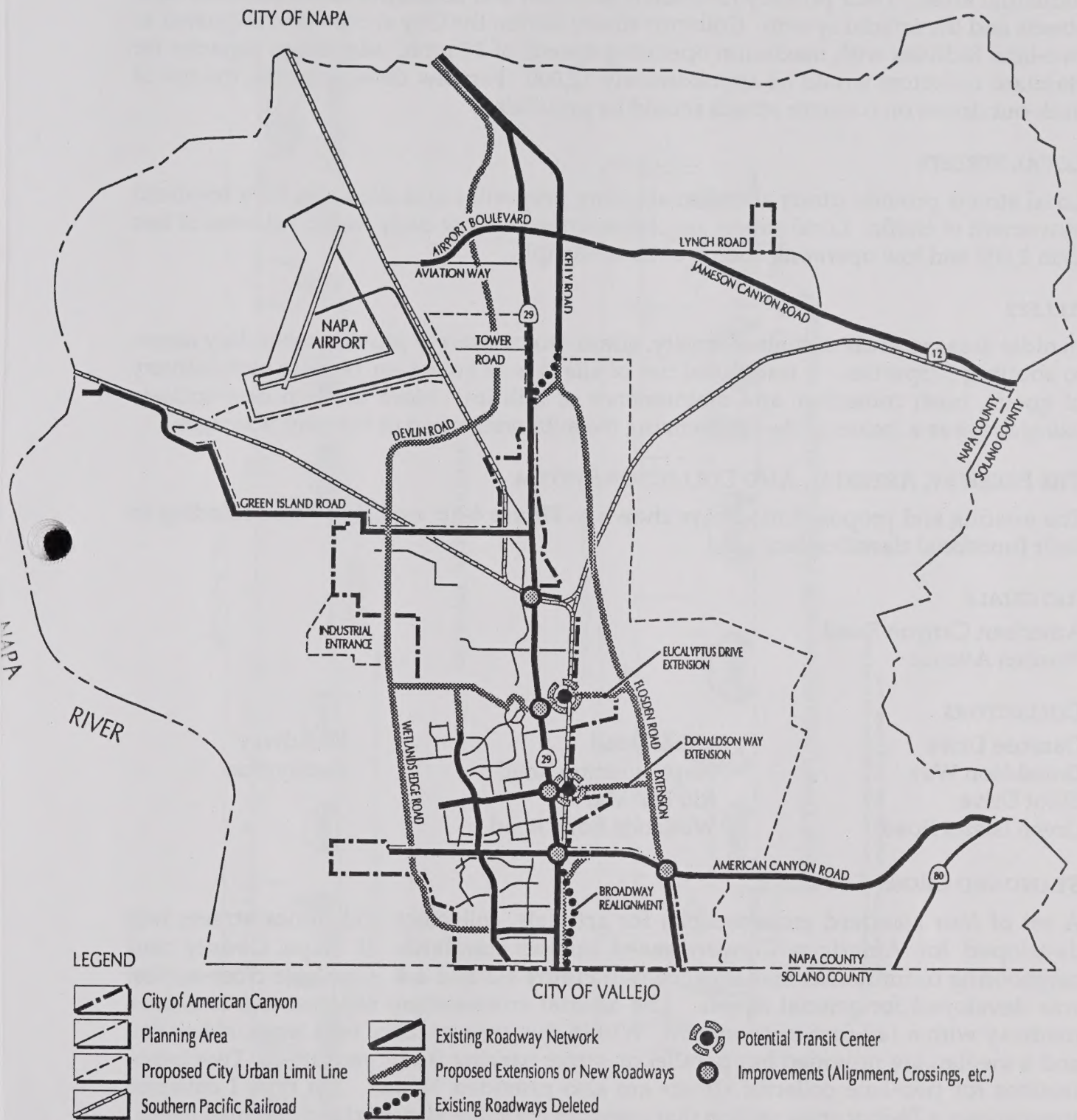


FIGURE 42a



# American Canyon

## GENERAL PLAN



SOURCE Wilbur Smith Associates

Envicom Corporation Graphics

### CIRCULATION IMPROVEMENTS PLAN

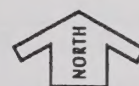
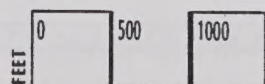


FIGURE 4-2b



### **COLLECTOR STREETS**

Collector Streets provide access and movement between residential, commercial, and industrial areas. Their primary function is to collect and distribute traffic between local streets and the arterial system. Collector streets within the City should be designated as two-lane facilities with maximum operating speeds of 30 mph. Maximum capacity for standard collectors would be approximately 12,000. For new developments, the use of back-out drives on collector streets should be prohibited.

### **LOCAL STREETS**

Local streets provide direct access to abutting properties and allow for very localized movement of traffic. Local streets are characterized by low daily traffic volumes of less than 2,000 and low operating speeds of 25 to 30 mph.

### **ALLEYS**

In older areas or areas of higher density, alleys can be used to provide secondary access to abutting properties. A traditional use of alleys is as access for pick-up and delivery of goods, trash collection, and maintenance of utilities. More modern uses include using alleys as a means of de-emphasizing the auto orientation of housing frontages.

### **THE FREEWAY, ARTERIAL, AND COLLECTOR SYSTEM**

The existing and proposed roadways shown in **Figure 4-2b** are listed here according to their functional classification.

#### **ARTERIALS**

American Canyon Road  
Flosden Avenue

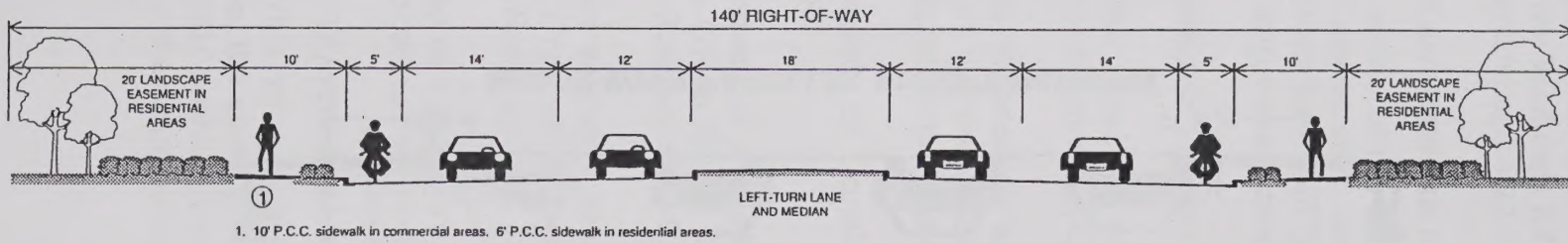
#### **COLLECTORS**

|                   |                    |            |
|-------------------|--------------------|------------|
| Danrose Drive     | James Road         | Broadway   |
| Donaldson Way     | Napa Junction Road | Eucalyptus |
| Elliot Drive      | Rio Del Mar        |            |
| Green Island Road | Wetlands Edge Road |            |

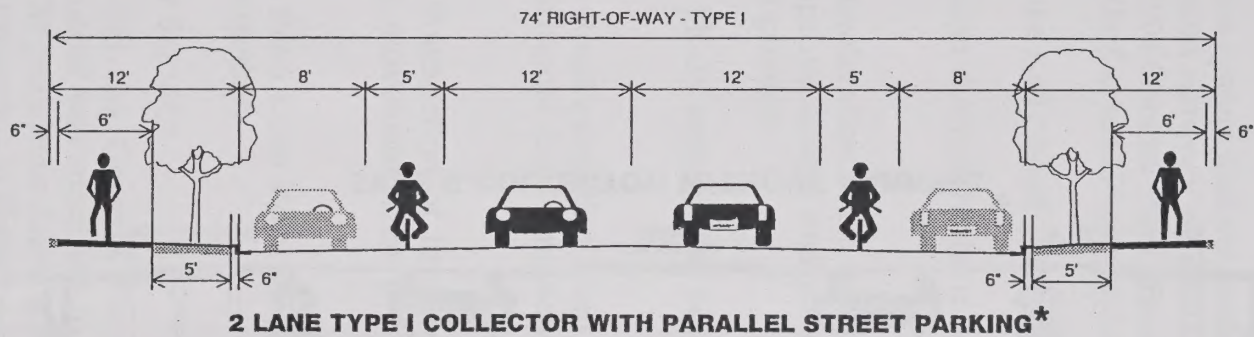
### **STANDARD CROSS-SECTIONS**

A set of four standard cross-sections for arterials, collectors and minor streets was developed for American Canyon based on the standards of Napa County and neighboring communities and are shown in **Figure 4-3** and **4-4**. One base cross-section was developed for arterial streets. The arterial cross-section represents a four-lane roadway with a 140-foot cross-section. Within this cross section, bike lanes, sidewalks and a median are provided but parallel on-street parking is not permitted. Two cross-sections for two-lane collector streets are also provided below. The type I collector street shows a 74-foot cross section that provides for sidewalks, parking and bike lanes.



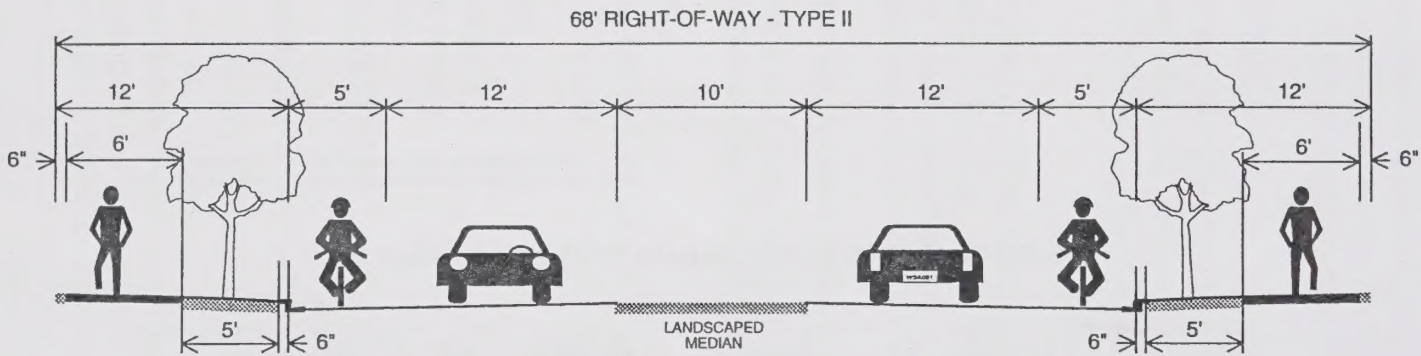


### 4 LANE ARTERIAL WITH MEDIAN

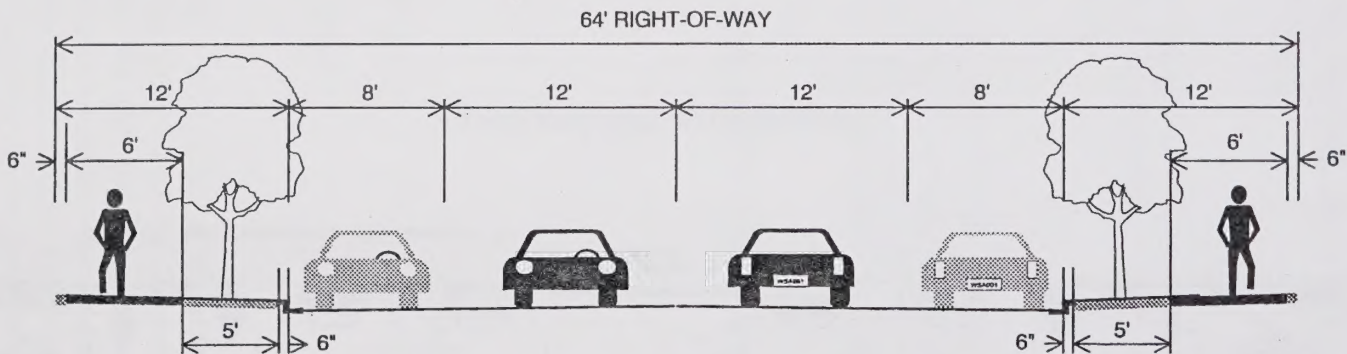


\* NOTE: A ten foot landscaped easement beyond the public right of way should be provided wherever properties back on to a collector street.





**TYPE II COLLECTOR WITHOUT PARKING \***



**MINOR WITH PARALLEL STREET PARKING**

\* NOTE: A ten foot landscaped easement beyond the public right of way should be provided wherever properties back on to a collector street.



The type II collector street show a 68-foot cross-section that provides for traffic lanes, bike lanes and sidewalks. The cross-section for the minor street shows a R-O-W width of 64 feet, which supports two-travel lanes, parking lanes and 6-foot sidewalks. A fifth "special case" cross-section is shown in **Figure 4-5**, which depicts the proposed cross-section for the Wetlands Edge Road. This two-lane road features a landscaped median, on-street parking and a 12-foot wide Class I bike path.

#### GENERAL PLAN NETWORK IMPROVEMENTS

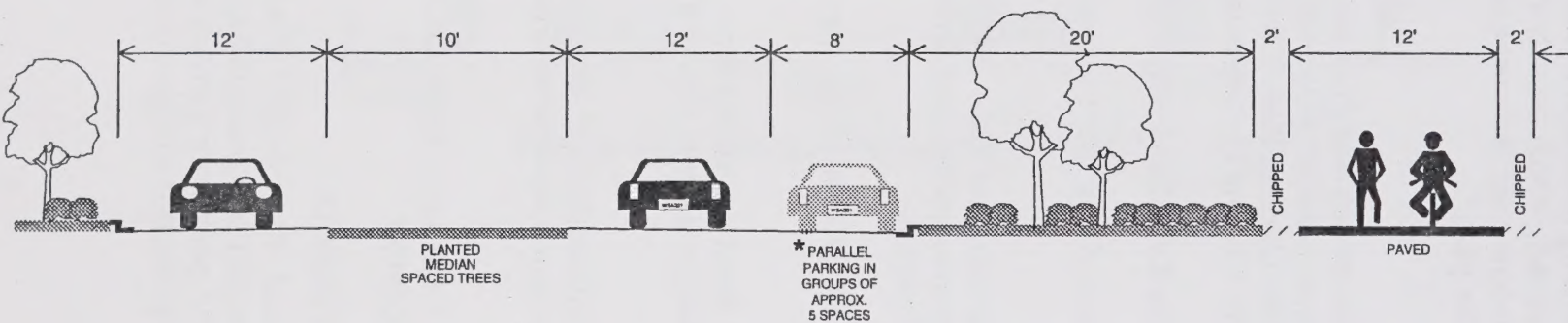
Based on a review of the existing transportation system and discussions with the City of American Canyon staff, an updated circulation network was established. This new network reflects build out (year 2010) of the 1994 General Plan. The following is the list of network improvements recommended for the General Plan circulation network:

1. An extension of Flosden Avenue north to the Kelly Road alignment;
2. Geometric, signal and traffic flow orientation changes to the intersection of Flosden Avenue and American Canyon Road;
3. Addition of necessary acceleration and deceleration lanes on Flosden Avenue and American Canyon Road in order to improve access and safety at entrances to adjacent residential and commercial developments;
4. An extension of Donaldson Way from SR-29 east to the new Flosden Avenue extension;
5. Development of a scenic Wetlands Edge Road extending from American Canyon Road to Green Island Road, with an additional local connection from American Canyon Road south to Kimberly;
6. A further eastward realignment of the intersection of Broadway and American Canyon Drive or the restriction of left turn movements from Broadway to American Canyon Road; and
7. Provision of a roadway connection from Paoli Loop Road south over the railroad tracks to connect the two industrial areas together.

#### PROJECTED TRAFFIC VOLUMES AND LEVEL OF SERVICE

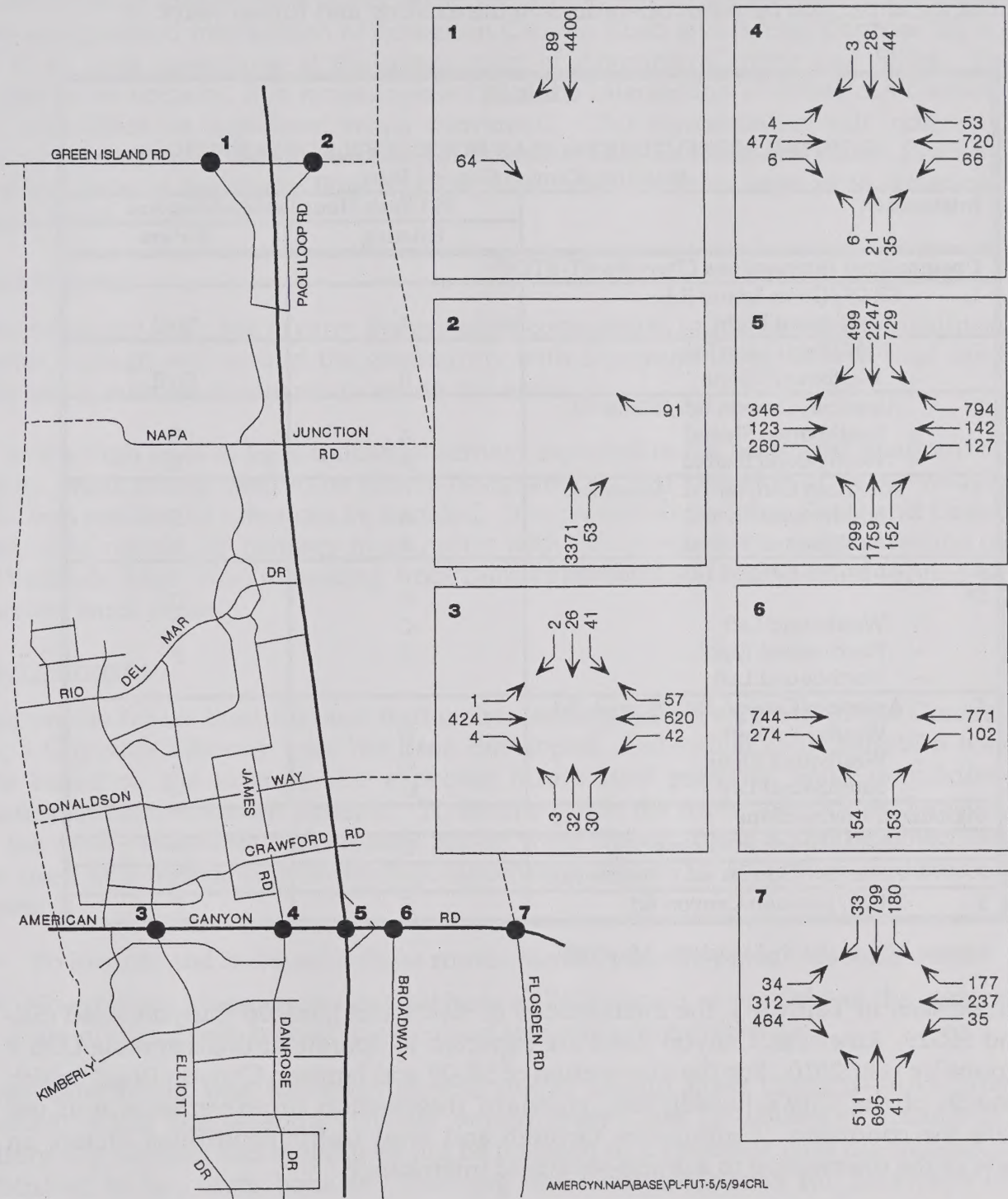
Based on this new circulation network and the General Plan future land use assumptions, the existing conditions traffic model was modified to reflect the General plan (year 2010) conditions. The projected PM peak hour turning movement volumes produced by the future year traffic model are presented in **Figure 4-6**.





\* NOTE: Some sections might contain 45-degree parking in groups of approximately 5 spaces.





SOURCE: Wilbur Smith Associates, 1994

Envicom Corporation Graphics

## PLANNING AREA – FUTURE YEAR TURNING MOVEMENT VOLUMES

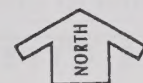


FIGURE 4-6



A level-of-service analysis of these year 2002 intersection volumes was conducted and a comparison was made between existing and future year intersection operations. **Table 4-1** summarizes the results of this future year peak period level-of-service analysis and provides a comparison between operations in the existing and future years.

| <b>Table 4-1</b>                                                                                   |                                      |               |
|----------------------------------------------------------------------------------------------------|--------------------------------------|---------------|
| <b>EXISTING AND FUTURE PM PEAK HOUR LEVELS OF SERVICE</b>                                          |                                      |               |
| <b>American Canyon General Plan</b>                                                                |                                      |               |
| <b>Intersection</b>                                                                                | <b>PM Peak Hour Level-of-Service</b> |               |
|                                                                                                    | <b>Existing</b>                      | <b>Future</b> |
| <b>Unsignalized Intersections (Two-Way/T-STOP)</b>                                                 |                                      |               |
| 1. SR-29/Green Island Rd.<br>– Eastbound Right                                                     | A                                    | D/E           |
| 2. SR-29/Paoli Loop Rd.<br>– Westbound Right                                                       | B                                    | D/E           |
| 3. American Canyon Rd./Elliott Dr.<br>– Southbound Shared<br>– Northbound Shared                   | A<br>A                               | E<br>E        |
| 4. American Canyon Rd./James Rd.<br>– Southbound Shared<br>– Northbound Shared                     | A<br>A                               | E<br>E        |
| 6. American Canyon Rd./Broadway St.<br>– Westbound Left<br>– Northbound Right<br>– Northbound Left | B<br>C<br>E                          | D<br>E<br>F   |
| 7. American Canyon Rd./Flosden Rd.<br>– Westbound Left<br>– Westbound Right<br>– Southbound Left   | F<br>C<br>D                          | –<br>–<br>–   |
| <b>Signalized Intersections</b>                                                                    |                                      |               |
| 5. SR-29/American Canyon Rd.                                                                       | C                                    | F             |
| 7. American Canyon Rd./Flosden Rd.                                                                 | –                                    | D             |
| 8. SR-29/Jamison Canyon Rd.                                                                        | F                                    | F             |

Source: Wilbur Smith Associates, May 1994

As can be seen in **Table 4-1**, the intersections of SR-29 and Jamison Canyon Road (SR-12) and SR-29/American Canyon Road are expected to operate at unacceptable LOS F conditions by year 2010. For the intersection of SR-29 and Jamison Canyon Road, which falls north of the City's jurisdiction, standard intersection improvements will not mitigate the condition. Cumulative through and local traffic conditions dictate an upgrade of the intersection to a grade-separated interchange.

Impacts to the intersection of SR-29 and American Canyon Road can be mitigated more easily. Minor changes to the signal timing and the addition of double eastbound left turn lanes should improve intersection operations to LOS E. Beyond this, improvements to intersection operations along SR-29 can only come about through an



expansion of SR-29 or the redirection of through or traffic within the areas to other existing roadways or to newly created bypasses.

Two other study intersections suffer under the future year 2010 condition. Operations at the unsignalized intersection of American Canyon Road and James/Danrose fall to LOS E, as does operations at the intersection of American Canyon and Elliot. To mitigate these impacts, it is recommended that the intersection of American Canyon Road and Elliot be signalized when warranted. This signalization will indirectly improve operations at the intersection of American Canyon Road and James Road by providing gaps in the traffic flow to allow side street traffic to enter onto American Canyon Road.

### *TRUCK ROUTES*

Truck routes are intended to carry heavyweight commercial, industrial, and agricultural vehicles through and around the community with minimum disruption to local auto traffic and minimum annoyance to residential areas.

Due to the high level of light industrial activity expected in the northwest quadrant of the City, truck routes need to be clearly designated so that intrusion of heavy vehicle traffic into residential areas can be avoided. It is recommended that SR-29 and Green Island Road remain the primary truck routes with Eucalyptus Drive and the section of the Wetlands Edge Road extending from Eucalyptus to Green Island Road serving as secondary truck routes.

### *BICYCLE ROUTES*

Based on the future land use and traffic circulation patterns set forth in the General Plan, a Citywide bikeway map has been developed. Individual route selection was made based on the existing and expected future land patterns, areas population densities and development patterns. To further guide the route selection and ensure that the most reasonable and realistic routes were chosen, three planning objectives were used as a means of evaluating prospective routes. The objectives are listed as follows:

- To identify and make safer those routes currently used by area bike riders; and
- To establish bikeways that would have as little impact as possible on the current use of City streets by both moving and stationary motor vehicles.

It was determined that the main bicycle routes should meet Class II—Bike lane standards while the secondary routes would meet Class III—Bikeway standards. Additionally, signing and striping would be installed in accordance with the standards established in the State booklet "Planning and Design Criteria for Bikeways in California."



**Figure 4-7** shows the bikeway map for the City of American Canyon. The map shows the relationship between designated bike routes and destination areas such as major employment sites, parks, and schools. This map, along with the cross-section diagrams, will provide the basis for developing bikeway linkages throughout the City. Beyond this, however, there is a need for the City of American Canyon to develop a comprehensive bicycle plan that addresses both commuter and recreational users needs.

#### TRANSIT SERVICES

The City of American Canyon is served by two transit providers, Napa Valley Transit and American Canyon Transit. Napa Valley Transit currently operates a single route (route 10), which provides service along Rio Del Mar, Donaldson Way and Elliot. Route 10 runs from Calistoga to Vallejo, making stops at key locations including the Napa Valley Corporate Park, the Vallejo Walmart shopping center, Sereno Transfer Center and Kaiser Hospital. The route then returns to the City of Napa. On its route through the City, the bus makes approximately six stops and operates approximately every two hours.

American Canyon Transit operates a single route through the City of American Canyon. The primary purpose of this route is to provide transit access between the City of American Canyon and the Vallejo Walmart Shopping Center. The route covers both the east and west portions of the City and includes approximately 24 bus stops. This service runs every 45 minutes.

In the short term, these existing routes should provide the City of American Canyon with adequate transit service. As the City grows, however, increased transit service to employment, shopping and commuter destinations will become a priority. To ensure that the existing and future transit needs of the City of American Canyon are addressed, City staff should have involvement and coordinate with these agencies.



# American Canyon

## GENERAL PLAN



SOURCE: Wilbur Smith Associates

Envicom Corporation Graphics

STUDY AREA  
POTENTIAL HIKE / BIKE TRAIL ALIGNMENTS

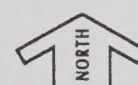
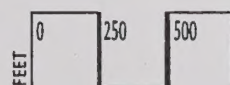


FIGURE 4-7



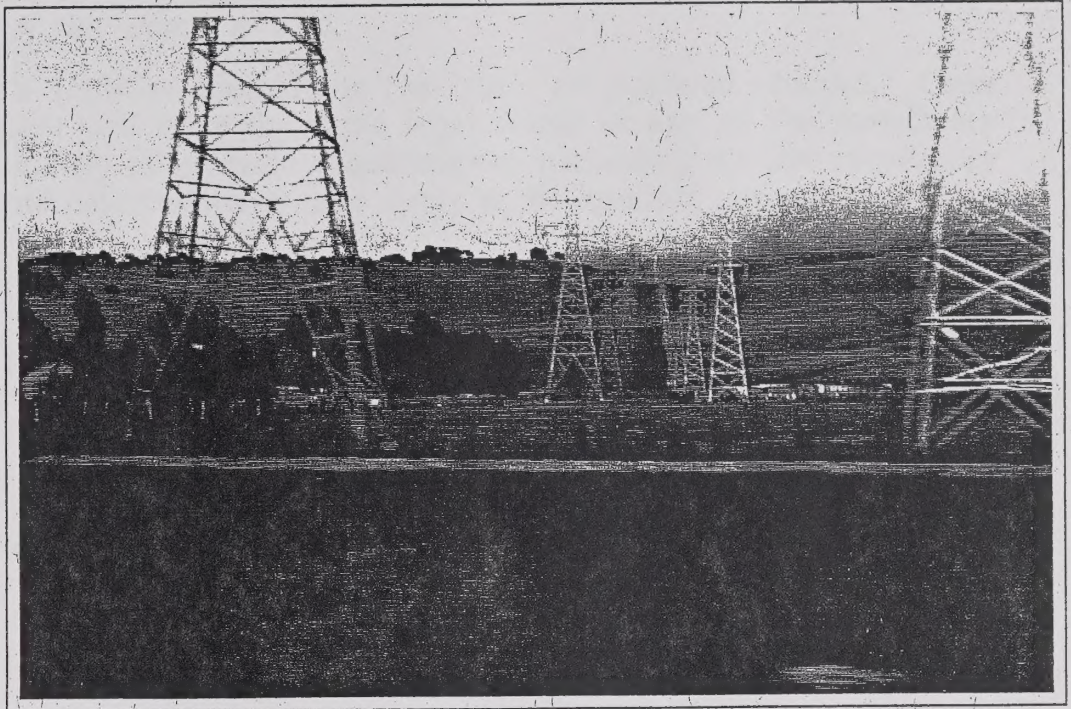
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*American Canyon*  
GENERAL PLAN

# Utilities Element









## **STATUTORY REQUIREMENTS**

In addition to the seven mandatory elements, other optional elements may be included in a City's General Plan. The California Government Code Section 65303 states:

*The General Plan may include any other elements or address any other subjects which, in the judgment of the legislative body, relate to the physical development of the county or city.*

American Canyon's Utilities Element is just such an optional chapter. Once adopted, this element will have the same legal status as any of the mandatory elements. Additionally, other state requirements pertaining to the mandatory elements, such as internal consistency, also apply to the optional element.



**OPPORTUNITIES AND CONSTRAINTS (ISSUES)**

1. The City does not currently have sufficient annual water entitlements to supply all proposed future development, without supplemental water from other sources.
2. Water delivery restrictions from the NBA Aqueduct will further restrict the City's ability to supply peak (maximum day) demands during summer months.
3. The City water treatment plant is currently near capacity, and must be expanded to serve growth.
4. Reclaimed wastewater could be utilized to satisfy a portion of the City's water demands.
5. Groundwater (underlying American Canyon or developed cooperatively with Napa and/or Vallejo) and purchase and transfer of water entitlements offer opportunities for American Canyon to meet its future water supply needs.
6. Adequate storm drainage and flood control facilities are necessary. It is desirable to utilize the 100-year flood standard when upgrading existing flood control facilities and building new ones.
7. Flood control and drainage plans adequate to protect existing and proposed development areas should be developed and coordinated with local and regional agencies when planning for flood control.
8. Planning and design standards for storm drainage and flood control improvements should be developed. The standards should include the current requirements for new development to mitigate for increased runoff peak discharges by providing additional capacity through channel improvements, or detention storage to keep future peak discharges at current levels.
9. A comprehensive Storm Drainage Master Plan for the planning area should be developed.
10. All storm drainage facilities in the City of American Canyon should be upgraded and maintained appropriately.
11. Unimproved creek water courses with steep slopes may increase high velocity flow and subsequently erosion and siltation problems.
12. Future development within the City of American Canyon would result in significantly increased wastewater flows potentially exceeding American Canyon's currently allocated share of disposal capacity in the Soscol treatment facility within the next few years.
13. In order to treat and dispose of future wastewater flows anticipated from proposed future development, the City of American Canyon must either



upgrade the City's existing wastewater treatment facilities, finalize an agreement with Vallejo Sanitation area Flood Control District or pursue other options.

14. Reclaimed wastewater could be utilized to supply a portion of the City's water demands.
15. The life span, availability and environmental safety of the present system of primary solid waste removal (e.g., landfills for disposing of waste) are critical issues in this region as well as around the country. Currently approximately 90 percent of solid waste in the State of California is disposed of in landfills.
16. The State Legislature, through the California Integrated Waste Management Board Act of 1989, mandates that all California Cities and Counties prepare Source Reduction and Recycling Elements and Household Hazardous Waste Elements (SRRE and HHWE). The primary function of the SRRE and HHWE is to establish a local plan to reduce solid waste generation and disposal through source reduction, recycling and composting. The Act requires that each County and City remove from disposal 25 percent of waste generated by the year 1995 and 50 percent by the year 2000.
17. Implementation of the solid waste management programs will require commitment of staff and funding to the programs.



## OVERVIEW OF UTILITIES POLICIES

The policies within this Element address the following:

1. Ensuring that development and population growth does not exceed available water supply and utility services.
2. Ensuring the quality of the City's water supply.
3. Ensuring that facilities capable of meeting existing and future peak demands, including fire flow requirements, are provided and maintained.
4. Minimizing water consumption rates.
5. Maintaining adequate utility services.
6. Ensuring that funding for utility services is borne by those who benefit.
7. Ensuring that adequate storm drainage and flood control facilities are provided to protect life and property from flood hazards.
8. Ensuring that the costs of improvements to the storm drainage and flood control system are borne by those who benefit.
9. Enhancing the quality of runoff and surface water.
10. Ensuring that adequate wastewater collection and treatment facilities are provided to service both existing and future development.
11. Ensuring that the costs of wastewater collection and treatment facilities are borne by those who benefit.
12. Pursuing public funding support for the expansion and upgrading of the wastewater collection and treatment system when these improvements will provide substantial public benefit to the City.
13. Ensuring that all wastewater collection and treatment facilities are operated to maximize public safety.
14. Ensuring compliance with all applicable solid waste regulations and rules while remaining cost efficient.
15. Pursuing methods of educating the public about solid waste recycling and reuse.



## **GOALS, OBJECTIVES AND POLICIES**

### **WATER RESOURCES**

#### **Goal**

- 5        It shall be the goal of American Canyon to establish and maintain a secure water supply and treatment, distribution and storage system to serve the land uses proposed under the general plan.

#### **Objective**

- 5.1       Confirm reliability of NBA water supply.

#### **Policies**

- 5.1.1    Work with other NBA users to resolve fishery issues that have resulted in the imposition of pumping restrictions. (I 5.3)
- 5.1.2    Investigate physical options (e.g., additional screening capacity) to increase pumping capacity. (I 5.3)
- 5.1.3    Investigate opportunities for additional sharing of NBA supply among NBA users. (I 5.3)
- 5.1.4    Pursue acquisition of additional entitlements from DWR. (I 5.3)
- 5.1.5    Maximize use of unscheduled water available through the NBA. (I 5.3)

#### **Objective**

- 5.2       Obtain additional water supply sources as necessary to supplement the NBA supply and serve anticipated growth under the proposed land use plan.

#### **Policies**

- 5.2.1    Investigate feasibility of development of program of conjunctive use of NBA supply and local groundwater in American Canyon. (I 5.3)
- 5.2.2    Participate in program with other NBA users to obtain supplemental surface water through a water transfer from another area (e.g., Sacramento River water rights holders). (I 5.3)
- 5.2.3    Participate in investigation with Napa County of feasibility of development of groundwater conjunctive use program in the county. (I 5.3)
- 5.2.4    Promote water conservation and wastewater reclamation as additional water supply sources. (I 5.2, I 5.16 through I 5.23)



- 5.2.5 In the event that sufficient capacity is not available to serve a proposed project, the City shall not approve the project until additional capacity or adequate mitigation is provided. (I 5.11 and I 5.12)

#### Objective

- 5.3 Increase ability to share water supply with Napa and Vallejo during emergencies and extended periods of restriction of the NBA supply.

#### Policies

- 5.3.1 Investigate feasibility and cost-effectiveness of increasing storage of raw water in local area. (I 5.3)
- 5.3.2 Investigate benefits and costs of increasing capacity of interconnection with Napa. (I 5.3)
- 5.3.3 Evaluate benefits and costs of constructing an interconnection with Vallejo. (I 5.1 and I 5.3)

#### Objective

- 5.4 Establish a water management program to promote water conservation and wastewater reuse.

#### Policies

- 5.4.1 Promote the use of water-saving plumbing fixtures and water-saving landscaping. (I 5.2, I 5.16 through I 5.23)
- 5.4.2 Develop a rate schedule structured to promote water conservation. (I 5.8, I 5.9, and I 5.21)
- 5.4.3 Conduct a leak detection survey to identify water lost within the distribution system. (I 5.22)
- 5.4.4 Investigate potential uses for and costs of supplying reclaimed wastewater. (I 5.1 and I 5.23)
- 5.4.5 Require that development projects consider the appropriateness of the channelization of storm water runoff to facilitate its possible capture and re-use for on-site irrigation and other purposes. (I 5.2)

#### Goal

- 5A It shall be the goal of American Canyon to provide a high quality water supply to American Canyon water users.

#### Objective

- 5.5 Select supplemental raw water supply sources with water quality as a high priority.



**Policy**

- 5.5.1 Include water quality considerations in selection of supplemental supplies. (I 5.1 and I 5.3)

**Objective**

- 5.6 Ensure that water treatment plant meets applicable drinking water standards.

**Policies**

- 5.6.1 Conduct periodic comparisons of drinking water standards and produced water quality. (I 5.1)
- 5.6.2 Upgrade treatment facilities as necessary to meet applicable standards. (I 5.1, I 5.4, and I 5.14)

**Goal**

- 5B It shall be the goal of American Canyon to develop and maintain a water treatment and distribution system that meets generally accepted operational criteria for service to provide daily and peak demands, including fire flow requirements, to meet present and future needs in a timely and cost effective manner.

**Objective**

- 5.7 Expand water treatment, storage and distribution facilities as necessary to meet increasing water demands.

**Policies**

- 5.7.1 Provide for the construction of upgraded and expanded, distribution, storage, and treatment facilities to support existing and new development. (I 5.1, I 5.2, I 5.4, and I 5.14)
- 5.7.2 Provide for the maintenance and replacement of existing distribution, storage, and treatment facilities as necessary. (I 5.1, I 5.4 and I 5.14)
- 5.7.3 Require adequate water supply, distribution, storage, and treatment facilities to be operational prior to the issuance of certificates of occupancy. (I 5.2 and I 5.11)
- 5.7.4 Require all new development to be served from an approved domestic water supply. (I 5.2, I 5.11, I 5.12, and I 5.13)
- 5.7.5 Monitor the demands on the water system and, as necessary, manage development to mitigate impacts and/or facilitate improvements. (I 5.10, I 5.12, and I 5.13)



- 5.7.6 Impose limits on new water hookups, if necessary, to comply with available domestic water supply. (I 5.11, I 5.12, and I 5.13)
- 5.7.7 Develop a program of public education to encourage water conservation practices. (I 5.19)
- 5.7.8 Designate, preserve, and acquire land if necessary for siting future water supply, storage and distribution facilities in accordance with the policies of the Natural and Historic/Cultural Resources Element. (I 5.1 and I 5.15)
- 5.7.9 Complete regular updates of water master plan and related capital improvement program to maintain current plan for expansion and improvement of distribution and storage facilities. (I 5.1, I 5.4, and I 5.14)
- 5.7.10 Develop a set of operational criteria and compare with performance of current facilities. (I 5.10)
- 5.7.11 Expand water treatment plant to meet the projected demands shown in Figure 5-5 of the Utilities Appendix. (I 5.14)

#### Objective

- 5.8 Ensure that the costs of improvements to the water supply, distribution, storage, and treatment system are borne by those who benefit.

#### Policies

- 5.8.1 Require improvements to the existing water supply, distribution, storage, and treatment facilities necessitated by a new development proposal be borne by the project proponent (in proportion to benefit); either through the payment of fees, or by the actual construction of the improvements. (I 5.2, I 5.8, and I 5.9)
- 5.8.2 Review the development charge, acquisition of service charge, and monthly service charges on an annual basis to ensure that adequate amounts of fees and charges are collected to fund the operation, maintenance and repair of existing facilities and to construct new facilities. (I 5.6, I 5.8, and I 5.9)
- 5.8.3 Apply collected developer fees, acquisition of service fees, and monthly service charges associated with domestic water service toward the operation, maintenance, repair, and replacement of existing facilities and for the construction of new facilities. (I 5.6, I 5.8, and I 5.9)

#### Objective

- 5.9 Provide public funding support for expansion and upgrading of the water supply, distribution, storage, and treatment system when these improvements will benefit the City.



**Policy**

- 5.9.1 Use public funding sources, when appropriate and available, to fund future water supply, distribution, storage, and treatment improvements which benefit the City. Pursue sources of funds, which may include, but not be limited to: revenue bonds, lease purchase agreements, and State and Federal grants and loans. (I 5.5 and I 5.7)

**FLOOD CONTROL AND STORM DRAINAGE****Goal**

- 5C Establish and maintain adequate planning, construction, maintenance, and funding for storm drain and flood control facilities to support permitted land uses and preserve the public safety; upgrading existing deficient systems and expanding, where necessary, to accommodate new permitted development and to protect existing development in the City. Pursue public funding sources (i.e., grants) to reduce fiscal impacts of implementation to the City.

**Objective**

- 5.10 Ensure that adequate storm drain and flood control facilities are provided and properly maintained to protect life and property from flood hazards.

**Policies**

- 5.10.1 Provide for the maintenance of existing public storm drains and flood control facilities and for the construction of upgraded and expanded storm drain and flood control facilities, where necessary, to protect existing and accommodate new permitted development. (I 5.24, I 5.26, I 5.29, and I 5.38)
- 5.10.2 Provide for a City Drainage Master Plan study in order to identify any deficiencies and needed improvements in the drainage system. (I 5.24 and I 5.38)
- 5.10.3 Require that adequate storm drain and flood control facilities be constructed coincident with new development. (I 5.24, I 5.25, and I 5.33)
- 5.10.4 Limit new development, when necessary, until adequate flood control facilities are constructed to protect existing development and accommodate the new development runoff, or until mitigation is provided. (I 5.24, I 5.25, I 5.32, and I 5.33)
- 5.10.5 Review development proposals for projects within the City's Sphere of Influence and encourage the county to disapprove any project which cannot be accommodated with an adequate drainage system. (I 5.34)



- 5.10.6 Implement flood control improvements in a manner which maintains the integrity of significant riparian and other environmental habitats in accordance with **Natural/Cultural Resources Element**. (I 5.25)
- 5.10.7 Consider, through the planning and design process, designs that provide for public utilities within the street right-of-way or some other easily accessed location. (I 5.25)
- 5.10.8 Continue to participate in the National Flood Insurance Program. To this end, the City shall ensure that local regulations are in full compliance with standards adopted by the Federal Emergency Management Agency. (I 5.25 and I 5.37)
- 5.10.9 Require new residential development, including mobile homes, be constructed so that the lowest floor is at least 12 inches above the 100-year level for storm drainage. (I 5.25 and I 5.37)
- 5.10.10 Require nonresidential development be anchored and flood-proofed to prevent damage from the 100-year flood or, alternatively, elevated to at least 12 inches above the 100-year flood level. (I 5.25 and I 5.37)
- 5.10.11 Require existing development to comply with policies 1.9 and 1.10 when improvements are made costing at least 50 percent of the estimated current market value of the structure before the improvements. (I 5.25 and I 5.37)
- 5.10.12 Require that new development be designed to prevent the diversion of floodwaters onto neighboring parcels. (I 5.25)
- 5.10.13 Clear flood control channels routinely of vegetation and debris which could impede stormwater flows, while protecting significant riparian vegetation. (I 5.25 and I 5.28)
- 5.10.14 Cooperate with area agencies in the maintenance and improvement of levees and drainage channels. (I 5.35 and I 5.36)
- 5.10.15 Support state and federal legislation which provides funding for the construction of flood control improvements in urbanized areas. (I 5.29)
- 5.10.16 Discourage uses that promote the erosion or structural deterioration of levees. (I 5.25)
- 5.10.17 Impose appropriate conditions on grading projects performed during the rainy season to ensure that silt is not conveyed to storm drainage systems. (I 5.25)
- 5.10.18 Require that development projects maximize the use of pervious surface materials (grass, ground cover, and other) that minimize storm water runoff. (I 5.39)



**Objective**

- 5.11 Ensure that the costs of improvements to the storm drain and flood control system are borne by those who benefit.

**Policies**

- 5.11.1 Require improvements to existing storm drain and flood control facilities necessitated by a new development proposal be borne by the project proponent; either through the payment of fees, or by the actual construction of the improvements in accordance with State Nexus Legislation. (I 5.30, I 5.31, and I 5.33)
- 5.11.2 Consider allowing the formation of benefit assessment districts and community facilities districts, where appropriate, in which those who benefit from specific local storm drain and flood control improvements pay a pro rata share of the costs. (I 5.27)
- 5.11.3 Collect adequate amounts of fees and charges to fund the operation/maintenance of existing facilities and to construct new facilities. (I 5.28, I 5.30, and I 5.31)

**URBAN RUNOFF WATER QUALITY**

The following goals, objectives and policies are recommended for the City of American Canyon and build upon those sections of the **Natural and Historic/Cultural Resources Element** that pertain to water quality (see objectives 8.8 and 8.9).

**Goal**

- 5D Maintain the quality of surface and subsurface water resources within the City of American Canyon and its Planning Area.

**Objective**

- 5.12 Enhance runoff water quality upstream of points of discharge to channelized drainage courses.

**Policies**

- 5.12.1 Capitalize on opportunities to reduce pollutant loading through passive treatment systems such as vegetated filter strips, grass swales, and infiltration/sedimentation areas in suitable open space areas, and incorporated into landscaping adjacent to parking lots and streets. (I 8.15, I 8.24, and I 5.39)
- 5.12.2 Incorporate features in new drainage detention facilities which enhance the water quality of discharges from the facility. (I 8.24 and I 5.40)



- 5.12.3 Minimize impervious area that is directly connected to piped or channelized drainage systems in new development. (I 8.24, I 5.39, and I 5.40)

**Objective**

- 5.13 Prevent degradation of surface water quality due to construction activities and industrial operations.

**Policies**

- 5.13.1 Require that development activities comply with the State General Storm Water Permit For Construction Activities with measures that protect surface water quality to the maximum extent practicable. (I 5.41, I 5.42, and I 8.27)
- 5.13.2 Encourage owners of industrial operations to obtain coverage under the State Storm Water Permit For Industrial Activities, and to comply with provisions of the Permit, through notification and educational activities. (I 5.43)

**WASTEWATER DISPOSAL**

**Goal**

- 5E It shall be the goal of the City of American Canyon to establish and maintain adequate planning, construction, maintenance, and funding for wastewater collection and treatment facilities to support land uses; upgrading existing deficient systems, and expanding, where necessary, in the City's service area.

**Objective**

- 5.14 Provide a system of wastewater collection and treatment facilities which will adequately convey and treat wastewater generated by existing and future development in the City's service area.

**Policies**

- 5.14.1 Provide for the improvement of wastewater collection and treatment facilities where existing systems are deficient. (I 5.45, I 5.46, and I 5.47)
- 5.14.2 Provide for the construction of upgraded and expanded wastewater collection and treatment improvements to support existing and new development. (I 5.44, I 5.46, I 5.47, and I 5.58)
- 5.14.3 Provide for the maintenance of existing wastewater collection and treatment facilities. (I 5.46, I 5.49, and I 5.50)
- 5.14.4 Require new development to connect to a master planned sanitary sewer system. Where construction of master planned facilities is not feasible,



and where the future construction of master planned facilities will not be jeopardized, the City Council may permit the construction of interim facilities sufficient to serve the present and short-term future needs. (I 5.45, I 5.46 and I 5.54)

- 5.14.5 Require all new development to secure sewer capacity rights prior to or at the time building permits are issued. (I 5.55, I 5.56, and I 5.57)
- 5.14.6 Establish and maintain a record of the capacity and utilization of wastewater collection and treatment facilities serving the City of American Canyon, monitoring impacts and demands of new development, and, as necessary, managing development to mitigate impacts and/or facilitate improvements. (I 5.53)
- 5.14.7 Impose limits and prioritize sewer connections, if necessary, to comply with available treatment capacity. (I 5.45 and I 5.47)
- 5.14.8 Consider the use of innovative wastewater treatment systems that are environmentally and economically efficient, such as the artificial marshland wastewater treatment system. (I 5.44, I 5.46, I 5.47, and I 5.58)

#### Objective

- 5.15 Ensure that wastewater collection and treatment facilities are upgraded and installed in a timely manner to meet usage requirements and maximize cost efficiency.

#### Policies

- 5.15.1 Require that wastewater collection and treatment facilities be installed and available for use prior to the issuance of a certificate of occupancy. (I 5.54)
- 5.15.2 Continue to plan for and coordinate the implementation of infrastructure requirements to meet development demands. (I 5.44, I 5.45, and I 5.47)
- 5.15.3 Update the City's Wastewater Master Plan as necessary to accurately determine which collection and treatment facilities will be needed to serve present and future growth in the city. (I 5.45)
- 5.15.4 Implement a five-year capital improvement program to upgrade and maintain the City's wastewater collection system. (I 5.47)
- 5.15.5 Review development proposals for projects within the City's Sphere of Influence and encourage the County to disapprove any project which cannot be served with adequate public wastewater collection and treatment facilities. (I 5.55)



**Objective**

- 5.16 Ensure that the costs of infrastructure improvements are borne by those who benefit.

**Policies**

- 5.16.1 Require that the cost for improvements to the existing wastewater collection and treatment facilities necessitated by a new development proposal be borne by the project proponent in proportion to benefit; either through the payment of fees, or by the actual construction of the improvements. (I 5.51 and I 5.52)
- 5.16.2 Review sewer connection fees, capacity fees, and monthly service charges, as necessary, to ensure that adequate amounts of fees and charges are collected to fund the operation/maintenance of existing facilities and to construct new facilities. (I 5.51 and I 5.52)
- 5.16.3 Apply collected developer fees, sewer connection fees, capacity fees, and monthly service charges associated with wastewater collection and treatment services toward the operation, maintenance, repair, and replacement of existing facilities, and for the construction of new facilities. (I 5.47 and I 5.54)

**Objective**

- 5.17 Provide public funding support for expansion and upgrading of the wastewater collection and treatment system when these improvements will provide substantial public benefit to the City.

**Policy**

- 5.17.1 Pursue public funding of wastewater collection and treatment improvements which benefit the City. (I 5.48)

**Objective**

- 5.18 Ensure that all wastewater collection and treatment facilities are operated to maximize public safety.

**Policies**

- 5.18.1 Provide for the monitoring of users and generators of toxic or potentially hazardous substances to prevent contamination of water and wastewater. (I 5.46)
- 5.18.2 Require, when necessary, pre-treatment of wastewater from industrial sources prior to City treatment facilities. (I 5.46)



## **SOLID WASTE**

### **Goal**

- 5F To provide for the collection and disposal of solid waste while maximizing source reduction, recycling and composting, within economic constraints.**

### **Objective**

- 5.19 Develop and implement a plan that provides a level of service that will comply with all applicable solid waste regulations and rules while remaining cost efficient.**

### **Policies**

- 5.19.1 Evaluate and consider citywide mandatory garbage collection and recycling programs. (I 5.50 and I 5.63)**
- 5.19.2 Monitor the operations of garbage collection contractors to ensure that service levels are adequate. (I 5.59)**
- 5.19.3 Coordinate with the County of Napa concerning the City's continuing use of the American Canyon Sanitary Landfill. (I 5.65)**
- 5.19.4 Maintain close contact with the South Napa Waste Management Authority concerning completion, use, and maintenance of the transfer facility. (I 5.65)**
- 5.19.5 Continue to evaluate options for solid waste disposal. (I 5.65)**

### **Goal**

- 5G To achieve maximum public participation in source reduction, recycling, and composting activities through outreach programs in Napa County.**

### **Objective**

- 5.20 Study and actively pursue methods of educating the public of solid waste recycling and reuse, including source separation, with the goal of reducing its solid waste generation by 25 percent by 1995 and 50 percent by the year 2000, established by the California Integrated Waste Management Act..**

### **Policies**

- 5.20.1 Develop, in coordination with County, public information and education programs to complement source reduction, recycling and composting efforts and participation. (I 5.61, I 5.64, and I 5.62)**
- 5.20.2 Continue to operate and expand all information and education programs through the year 2000. (I 5.61 and I 5.64)**



## **IMPLEMENTATION PROGRAMS**

The following programs implement the policies for utilities contained in the preceding section of this element. The capital "I" and number preceding each program are referenced by the policies that they implement.

### **WATER RESOURCES**

#### **INFRASTRUCTURE PLANS AND PROGRAMS**

- I 5.1 Prepare an updated comprehensive Water Master Plan to define existing conditions and reflect significant changes in the planned land use within the City. Capital improvement plans and prioritization schedules shall also be prepared. The utility systems shall be updated accordingly. City maintenance and replacement actions shall be identified.

**Responsibility:** City of American Canyon Public Works Department

**Funding Source:** City of American Canyon General Fund, Development Impact Fees and/or any other City approved funds

**Schedule:** Update every five (5) years or as needed, funding permitted

- I 5.2 Prepare water system improvement standards to set forth minimum requirements for the planning, design, construction and maintenance of water system improvements.

**Responsibility:** City of American Canyon Public Works Department

**Funding Source:** City of American Canyon General Fund, Development Impact Fees and/or any other City approved funds

**Schedule:** Update every five (5) years or as needed, funding permitted

- I 5.3 Develop additional, secure water supplies sufficient to reliably supply long-term needs of the City by developing groundwater supplies or by securing additional water entitlements.

**Responsibility:** City of American Canyon Public Works Department

**Funding Source:** City of American Canyon General Fund, Development Impact Fees and/or any other City approved funds

**Schedule:** Update every five (5) years or as needed, funding permitted

#### **FINANCE OF MAINTENANCE AND CONSTRUCTION OF INFRASTRUCTURE**

- I 5.4 Prepare a new five-year Capital Improvement program for adoption and prioritization by the City Council.



**Responsibility:** City of American Canyon Public Works Department  
**Funding Source:** City of American Canyon General Fund, Development Impact Fees and/or any other City approved funds  
**Schedule:** Every five (5) years or as funding permits

- I 5.5 Allow for the formation of benefit assessment districts and/or undertake municipal bonding programs for maintenance and construction of water systems and facilities.

**Responsibility:** City of American Canyon Public Works Department and City Council  
**Funding Source:** Funds from the creation of benefit assessment districts and/or municipal funding program  
**Schedule:** As needed or as funding is available

- I 5.6 Review and update water rates for operation and maintenance of the existing water system.

**Responsibility:** City of American Canyon Public Works Department  
**Funding Source:** City of American Canyon General Funds, water revenue rates and/or any other City approved funds  
**Schedule:** Annually or as needed

- I 5.7 Continue to solicit funds for the improvement study, design, construction and maintenance of the City's public infrastructure system.

**Responsibility:** City of American Canyon Public Works Department  
**Funding Source:** State and Federal Agencies  
**Schedule:** As necessary or as funding permits

#### *FEES AND SERVICE CHARGES*

- I 5.8 Review and amend, as necessary and appropriate, water system impact fees collected from new development for the construction of new facilities necessitated by the new development.

**Responsibility:** City of American Canyon Public Works Department  
**Funding Source:** City of American Canyon General Fund, Development Impact Fees, and/or any other City approved funds  
**Schedule:** Annually, (or as necessary) as funding permitted

- I 5.9 Review fees and service charges associated with the City utilities to ensure that they are adequate for the purpose collected.

**Responsibility:** City of American Canyon Public Works Department  
**Funding Source:** City of American Canyon General Fund, Development Impact Fees and/or any other City approved funds  
**Schedule:** Annually, (or as necessary) as funding permitted



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**ENSURE ADEQUATE INFRASTRUCTURE CAPACITY AND FACILITIES**

- I 5.10 Collect and maintain data on the location, capability, level of utilization and conditions of water system facilities. The respective departments shall advise the Public Works Department as new development applications are reviewed by the City regarding the availability of service.
- Responsibility:** City of American Canyon Public Works Department  
**Funding Source:** City of American Canyon Utility Funds, Development Impact Fees and/or any other City approved funding sources  
**Schedule:** As development applications are submitted and "Will Serve" letters at time of tentative map approval
- I 5.11 Construction of the facilities necessary for the connection to a public water system, or payment of fees, shall be a condition of approval for all discretionary projects in the City. All facilities within the City shall be designed and constructed in conformance with the adopted Water Master Plan and the standards established by the Engineering Division and Public Works Department.
- Responsibility:** City of American Canyon Public Works Department  
**Funding Source:** Development Impact Fees  
**Schedule:** As development applications are submitted, or as funding permits
- I 5.12 Continue to monitor projects proposed within the City, Sphere of Influence, and Urban Limit Line and coordinate with the County to encourage that water system infrastructure demand can be met. In cases where adequate water supply or infrastructure is not available, project approvals should not be granted until facility or supply needs are met.
- Responsibility:** City of American Canyon Public Works Department in coordination with appropriate county agencies  
**Funding Source:** City of American Canyon General funds, Development Impact Fees and/or any other City approved funds  
**Schedule:** Ongoing as development applications are submitted
- I 5.13 Continue to monitor projects proposed within the City's Sphere of Influence and Urban Limit Line and coordinate with Napa County for proper planning to ensure that infrastructure demands can be met.
- Responsibility:** City of American Canyon Public Works Department  
**Funding Source:** City of American Canyon General Fund, Development Impact Fees and/or any other City approved funds  
**Schedule:** Ongoing, as development applications are submitted
- I 5.14 Review development plans to determine what water facilities are needed to serve the project, as well as existing development. Adequate water



supply shall be a condition of project approval. Water system facilities shall be designed in accordance with the City's Water Master Plan and the established standards of the Department of Public Works. Designs that provide for easy access to public utilities for maintenance purposes shall be encouraged.

**Responsibility:** City of American Canyon Public Works Department

**Funding Source:** City of American Canyon General Fund, Development Impact Fees, special assessments, and/or any other City approved funds

**Schedule:** Ongoing, as development applications are submitted

- I 5.15 During the process of preparing an updated Water Master Plan, identify the lands needed for future utility facilities. Seek to have the property designated for utility use, if appropriate, and commence acquisition of any necessary fee titles or easements as required, and as approved by the City Council.

**Responsibility:** City of American Canyon Public Works Department in cooperation with respective utility purveyors

**Funding Source:** City of American Canyon General Funds, Development Impact Fees and/or any other City approved funds

**Schedule:** As necessary, funding permitted

#### WATER CONSERVATION PROGRAM

- I 5.16 Incorporate the following in the City's Zoning Code:

- a. Requirements for the use of drought-resistant and low-water using plan species in site landscape.
- b. Requirements of new uses which consume very high levels of water and/or energy to be evaluated according to the means by which these levels can be reduced and, if not possible, their benefit to the City as an appropriate use (including public review).

**Responsibility:** City of American Canyon Planning Department

**Funding Source:** City of American Canyon General Funds, Development Impact Fees and/or any other City approved funding sources

**Schedule:** Within 18 months of the General Plan's adoption or as funding permits

- I 5.17 Incorporate State requirements (Government Code Section 66473.1) for the use of water efficient fixtures and water-saving design elements in new construction.

**Responsibility:** City of American Canyon Planning Department

**Funding Source:** City of American Canyon General Funds, Development Impact Fees and/or any other City approved funds

**Schedule:** As necessary or as funding permitted



- I 5.18 Prepare an approved plant list of drought-tolerant and low-water using species for distribution to designers of project landscape plans.  
**Responsibility:** City of American Canyon Planning Department  
**Funding Source:** City of American Canyon General Funds and/or any other City approved funds  
**Schedule:** Within 24 months of General Plan adoption or as funding permits
- I 5.19 Continue public education programs to promote water conservation.  
**Responsibility:** City of American Canyon Planning Department in cooperation with other appropriate agencies/departments  
**Funding Source:** City of American Canyon General Funds, Development Impact Fees and/or any other City approved funds  
**Schedule:** Ongoing, as funding permits
- I 5.20 Begin audits on all existing City owned buildings and properties identifying levels of existing water use and potential conservation measures.  
**Responsibility:** City of American Canyon Public Works Department  
**Funding Source:** City of American Canyon General Funds, Development Impact fees, and/or any other City-approved funds  
**Schedule:** Annually, or as funding is available
- I 5.21 Establish possible rebate programs for property owners who upgrade defective plumbing.  
**Responsibility:** City of American Canyon Public Works Department  
**Funding Source:** State and Federal Funding, and/or the City of American Canyon Water Enterprise Fund and Development Impact Fees  
**Schedule:** As funding becomes available
- I 5.22 Develop and implement a water conservation program.  
**Responsibility:** City of American Canyon Public Works Department in cooperation with responsible water agencies.  
**Funding Source:** State and Federal Funding, and/or the City of American Canyon Development Impact Fees, and Water Enterprise Fund  
**Schedule:** Annually, or as funding is available
- I 5.23 Expand the program for the use of reclaimed water for landscape irrigation and other non-contact uses. Establish project site and use where condition of approval should be used.



**Responsibility:** City of American Canyon Public Works Department  
**Funding Source:** City of American Canyon General Funds, Development Impact Fees and/or any other City approved funds  
**Schedule:** Ongoing, as funding is available

#### FLOOD CONTROL AND STORM DRAINAGE

##### INFRASTRUCTURE PLANS AND PROGRAMS

- I 5.24 Prepare the Storm Drainage Master Plan to evaluate existing conditions and to reflect significant changes in the planned land use within the City. Capital improvement plans and prioritization schedules shall also be prepared. The utility systems shall be updated accordingly. City maintenance and replacement actions shall be identified.

**Responsibility:** City of American Canyon Public Works Department  
**Funding Source:** City of American Canyon General Fund, Development Impact Fees and/or any other City approved funds.  
**Schedule:** Update every five (5) years or as needed, funding permitted

- I 5.25 Prepare storm drainage and flood control improvement standards to set forth minimum requirements for the planning, design, construction and maintenance of storm drainage and flood control improvements.

**Responsibility:** City of American Canyon Public Works Department  
**Funding Source:** City of American Canyon General Fund, Development Impact Fees and/or any other City approved funds  
**Schedule:** Update every five (5) years or as needed, funding permitted

##### FINANCE OF MAINTENANCE AND CONSTRUCTION OF INFRASTRUCTURE

- I 5.26 Prepare a new five-year Capital Improvement program for adoption and prioritization by the City Council.

**Responsibility:** City of American Canyon Public Works Department  
**Funding Source:** City of American Canyon General Fund, Development Impact Fees and/or any other City approved funds  
**Schedule:** Every five (5) years or as funding permits

- I 5.27 Allow for the formation of benefit assessment districts and/or undertake municipal bonding programs for maintenance and construction of storm drain and flood control systems and facilities.

**Responsibility:** City of American Canyon Public Works Department and City Council  
**Funding Source:** Funds from the creation of benefit assessment districts and/or municipal funding program  
**Schedule:** As needed or as funding is available



- I 5.28 Consider adopting storm water rates for operation and maintenance of the existing drainage system.  
**Responsibility:** City of American Canyon Public Works Department  
**Funding Source:** City of American Canyon General Funds, storm revenue rates and/or any other City approved funds  
**Schedule:** Evaluate within 24 months of the General Plan's adoption or as funding is available
- I 5.29 Continue to solicit funds for the improvement study, design, construction and maintenance of the City's public infrastructure system.  
**Responsibility:** City of American Canyon Public Works Department  
**Funding Source:** State and Federal Agencies  
**Schedule:** As necessary or as funding permits

#### *FEES AND SERVICE CHARGES*

- I 5.30 Review and amend as necessary and appropriate, drainage impact fees collected from new development for the construction of new facilities necessitated by the new development.  
**Responsibility:** City of American Canyon Public Works Department  
**Funding Source:** City of American Canyon General Fund, Development Impact Fees, and/or any other City approved funds  
**Schedule:** Annually, (or as necessary) as funding permitted
- I 5.31 Review fees and service charges associated with the City utilities to ensure that they are adequate for the purpose collected.  
**Responsibility:** City of American Canyon Public Works Department  
**Funding Source:** City of American Canyon General Fund, Development Impact Fees and/or any other City approved funds  
**Schedule:** Annually, (or as necessary) as funding permitted

#### *ENSURE ADEQUATE INFRASTRUCTURE CAPACITY AND FACILITIES*

- I 5.32 Collect and maintain data on the location, capability, level of utilization and conditions of storm drainage and flood control facilities. The respective departments shall advise the Public Works Department as new development applications are reviewed by the City regarding the availability of service.
- In the event that sufficient capacity is not available to serve a proposed project, the City shall not approve the project until additional capacity or adequate mitigation is provided.



**Responsibility:** City of American Canyon Public Works Department  
**Funding Source:** City of American Canyon Utility Funds, Development Impact Fees and/or any other City approved funding sources

**Schedule:** As development applications are submitted and "Will Serve" letters at time of tentative map approval

- I 5.33 Construction of the facilities necessary for the connection to a public drainage system, or payment of fees, shall be a condition of approval for all discretionary projects in the City. All facilities within the City shall be designed and constructed in conformance with the adopted Storm Drainage Master Plan and the standards established by the Engineering Division and Public Works Department.

**Responsibility:** City of American Canyon Public Works Department

**Funding Source:** Development Impact Fees

**Schedule:** As development applications are submitted, or as funding permits

- I 5.34 Continue to monitor projects proposed within the City's Sphere of Influence and Urban Limit Line to coordinate with the County to encourage denial of any project in which storm drainage and flood control infrastructure demands cannot be met.

**Responsibility:** City of American Canyon Public Works Department in coordination with appropriate county agencies

**Funding Source:** City of American Canyon General funds, Development Impact Fees and/or any other City approved funds

**Schedule:** Ongoing, as development applications are submitted

- I 5.35 Continue to monitor projects proposed within the City's Sphere of Influence and Urban Limit Line and coordinate with Napa County for proper planning to ensure that infrastructure demands can be met.

**Responsibility:** City of American Canyon Public Works Department

**Funding Source:** City of American Canyon General Fund, Development Impact Fees and/or any other City approved funds

**Schedule:** Ongoing as development applications are submitted

- I 5.36 Review development plans and coordinate with Napa County, as needed, to determine what storm drain facilities are needed to protect the project, as well as existing development. Adequate flood protection shall be a condition of project approval. Storm drain facilities shall be designed in accordance with the City's Storm Drainage Master Plan and the established standards of the Department of Public Works designs that provide for easy access to public utilities for maintenance purposes shall be encouraged.



**Responsibility:** City of American Canyon Public Works Department  
**Funding Source:** City of American Canyon General Fund, Development Impact Fees, storm drain construction fund, special assessments, and/or any other City approved funds  
**Schedule:** Ongoing, as development applications are submitted

- I 5.37 Structures intended for human occupancy located in the 100-year flood plain shall be reviewed for conformance with local, State and Federal (FEMA) requirements.

**Responsibility:** City of American Canyon Public Works Department  
**Funding Source:** City of American Canyon General Fund, Development Impact Fees and/or any other City approved funds  
**Schedule:** Ongoing, as development application of such nature are submitted

- I 5.38 During the process of preparing the Storm Drainage Master Plan, identify the lands needed for future utility facilities. Seek to have the property designated for utility use, if appropriate, and commence acquisition of any necessary fee titles or easements as required, and as approved by the City Council.

**Responsibility:** City of American Canyon Public Works Department in cooperation with respective utility purveyors  
**Funding Source:** City of American Canyon General Funds, Development Impact Fees and/or any other City approved funds  
**Schedule:** As necessary, funding permitted

#### URBAN RUNOFF WATER QUALITY

Implementation measures I 8.15, I 8.24, and I 8.27 are referenced as they appear in the Natural and Historic/Cultural Resources Element of the General Plan.

- I 5.39 Establish design standards and/or guidelines for open space/landscaping, filter strips, grass swales, and infiltration/sedimentation areas to be used in minimizing impervious area which is directly connected to piped or channelized drainage systems.

**Responsibility:** City of American Canyon Planning Department  
**Funding Source:** City of American Canyon General Fund and/or other City funds  
**Schedule:** Within 24 months of the General Plan's adoption

- I 5.40 Establish design standards and/or guidelines for detention facilities which will provide a dual purpose (water quality enhancement and detention) function.



**Responsibility:** City of American Canyon Public Works Department  
**Funding Source:** City of American Canyon General Fund, Development Impact Fee and/or other City funds  
**Schedule:** Within 24 months of the General Plan's adoption

- I 5.41 Require that applicants for new development submit proof of coverage under the State General Storm Water Permit For Construction Activities, or exemption therefrom.

**Responsibility:** City of American Canyon Planning Department  
**Funding Source:** City of American Canyon General Fund or Development Impact Fee  
**Schedule:** Ongoing

- I 5.42 Verify through construction inspection that construction activities not exempt from the State permit requirements are conducted in accordance with a Storm Water Pollution Prevention Plan which complies with the State General Storm Water Permit For Construction Activities.

**Responsibility:** City of American Canyon Public Works Department  
**Funding Source:** City of American Canyon General Fund or Development Impact Fee  
**Schedule:** Ongoing

- I 5.43 Notify owners of industrial operations that the City of American Canyon has adopted policies intended to protect the environment and minimize pollutant loads. Inform the owners that their industrial operation may be required by the State to obtain coverage under the State Storm Water Permit Program.

**Responsibility:** City of American Canyon  
**Funding Source:** City of American Canyon General Fund  
**Schedule:** Ongoing

## WASTEWATER DISPOSAL

### INFRASTRUCTURE PLANS AND PROGRAM

- I 5.44 The City shall continue to investigate the wastewater treatment and disposal options described in the *Final Report—Wastewater Treatment and Disposal Options for City of American Canyon* (Brown and Caldwell, January, 1994).

**Responsibility:** City of American Canyon Public Works Department  
**Funding Source:** City of American Canyon General Fund and/or any other City approved funds  
**Schedule:** One of the three options should be selected and necessary facilities should be constructed as expeditiously as possible



- I 5.45 Update the Wastewater Master Plan to define existing conditions and reflect significant changes in the planned land use within the City. Capital improvement plans and prioritization schedules shall also be prepared. The utility systems shall be updated accordingly. City maintenance and replacement actions shall be identified.
- Responsibility:** City of American Canyon Public Works Department  
**Funding Source:** City of American Canyon General Fund, Development Impact Fees and/or any other City approved funds  
**Schedule:** Update every five (5) years or as needed, funding permitted
- I 5.46 Prepare sewer system improvement standards to set forth minimum requirements for the planning, design, construction and maintenance of wastewater improvements.
- Responsibility:** City of American Canyon Public Works Department  
**Funding Source:** City of American Canyon General Fund, Development Impact Fees and/or any other City approved funds  
**Schedule:** Update every five (5) years or as needed, funding permitted

#### *FINANCE OF MAINTENANCE AND CONSTRUCTION OF INFRASTRUCTURE*

- I 5.47 Prepare a new five-year Capital Improvement program for adoption and prioritization by the City Council.
- Responsibility:** City of American Canyon Public Works Department  
**Funding Source:** City of American Canyon General Fund, Development Impact Fees and/or any other City approved funds  
**Schedule:** Every five (5) years or as funding permits
- I 5.48 Allow for the formation of benefit assessment districts and/or undertake municipal bonding programs for maintenance and construction of wastewater systems and facilities.
- Responsibility:** City of American Canyon Public Works Department and City Council  
**Funding Source:** Funds from the creation of benefit assessment districts and/or municipal funding program  
**Schedule:** As needed or as funding is available
- I 5.49 Review and update sewer rates for operation and maintenance of the wastewater system.
- Responsibility:** City of American Canyon Public Works Department  
**Funding Source:** City of American Canyon General Funds, wastewater revenue rates and/or any other City approved funds  
**Schedule:** Annually or as needed



- I 5.50 Continue to solicit funds for the improvement study, design, construction and maintenance of the City's public infrastructure system.
- Responsibility:** City of American Canyon Public Works Department  
**Funding Source:** State and Federal Agencies  
**Schedule:** As necessary or as funding permits

#### *FEES AND SERVICE CHARGES*

- I 5.51 Review and amend, as necessary and appropriate, wastewater system impact fees collected from new development for the construction of new facilities necessitated by the new development.
- Responsibility:** City of American Canyon Public Works Department  
**Funding Source:** City of American Canyon General Fund, Development Impact Fees, and/or any other City approved funds  
**Schedule:** Annually, (or as necessary) as funding permitted
- I 5.52 Review fees and service charges associated with the City utilities to ensure that they are adequate for the purpose collected.
- Responsibility:** City of American Canyon Public Works Department  
**Funding Source:** City of American Canyon General Fund, Development Impact Fees and/or any other City approved funds  
**Schedule:** Annually, (or as necessary) as funding permitted

#### *ENSURE ADEQUATE INFRASTRUCTURE CAPACITY AND FACILITIES*

- I 5.53 Collect and maintain data on the location, capability, level of utilization and conditions of wastewater system facilities. The respective departments shall advise the Public Works Department as new development applications are reviewed by the City regarding the availability of service.
- In the event that sufficient capacity is not available to serve a proposed project, the City shall not approve the project until additional capacity or adequate mitigation is provided.
- Responsibility:** City of American Canyon Public Works Department  
**Funding Source:** City of American Canyon Utility Funds, Development Impact Fees and/or any other City approved funding sources  
**Schedule:** As development applications are submitted and "Will Serve" letters at time of tentative map approval
- I 5.54 Construction of the facilities necessary for the connection to a public wastewater system, or payment of fees, shall be a condition of approval for all discretionary projects in the City. All facilities within the City shall be designed and constructed in conformance with the adopted Wastewater



Master Plan and the standards established by the Engineering Division and Public Works Department.

**Responsibility:** City of American Canyon Public Works Department

**Funding Source:** Development Impact Fees

**Schedule:** As development applications are submitted, or as funding permits

- I 5.55 Continue to monitor projects proposed within the City's Sphere of Influence and Urban Limit Line to coordinate with the County to encourage denial of any project in which wastewater system infrastructure demands cannot be met.

**Responsibility:** City of American Canyon Public Works Department in coordination with appropriate county agencies

**Funding Source:** City of American Canyon General funds, Development Impact Fees and/or any other City approved funds

**Schedule:** Ongoing, as development applications are submitted

- I 5.56 Continue to monitor projects proposed within the City's Sphere of Influence and Urban Limit Line and coordinate with Napa County for proper planning to ensure that infrastructure demands can be met.

**Responsibility:** City of American Canyon Public Works Department

**Funding Source:** City of American Canyon General Fund, Development Impact Fees and/or any other City approved funds

**Schedule:** Ongoing, as development applications are submitted

- I 5.57 Review development plans to determine what facilities are needed to serve the project, as well as existing development. Adequate wastewater disposal facilities shall be a condition of project approval. Wastewater system facilities shall be designed in accordance with the City's Wastewater Master Plan and the established standards of the Department of Public Works. Designs that provide for easy access to public utilities for maintenance purposes shall be encouraged.

**Responsibility:** City of American Canyon Public Works Department

**Funding Source:** City of American Canyon General Fund, Development Impact Fees, special assessments, and/or any other City approved funds

**Schedule:** Ongoing, as development applications are submitted

- I 5.58 During the process of updating the Wastewater Master Plan, identify the lands needed for future utility facilities. Seek to have the property designated for utility use, if appropriate, and commence acquisition of any necessary fee titles or easements as required, and as approved by the City Council.



- Responsibility:** City of American Canyon Public Works Department in cooperation with respective utility purveyors  
**Funding Source:** City of American Canyon General Funds, Development Impact Fees and/or any other City approved funds  
**Schedule:** As necessary, funding permitted

## SOLID WASTE

- I 5.59 The City shall continue to monitor the level of service provided by garbage and recycling collection contractors to ensure that it adequately meets the needs of residents and business customers.
- Responsibility:** City of American Canyon Public Works Department  
**Funding Source:** American Canyon General Fund and/or any other City approved funds  
**Schedule:** Ongoing
- I 5.60 Identify appropriate funding sources for placing and maintaining trash and/or recycling receptacles in the City.
- Responsibility:** City of American Canyon Public Works Department  
**Funding Source:** American Canyon General Fund and/or any other City approved funds  
**Schedule:** Ongoing
- I 5.61 Promote the recycling of solid waste including but not limited to: paper, metals, aluminum cans, green waste, cardboard, plastic and glass. Promotions shall include: public recognition for recycling efforts, use of City facilities for short term recycling projects (e.g., paper and can drives), and dissemination of information regarding City and area recycling programs.
- Responsibility:** City of American Canyon Public Works Department  
**Funding Source:** American Canyon General Fund and/or any other City approved funds  
**Schedule:** Ongoing as funding permits
- I 5.62 Administer educational programs regarding the benefits of source reduction and recycling. Coordinate efforts at the local elementary and intermediate school level to provide youth education programs.
- Responsibility:** City of American Canyon Public Works Department  
**Funding Source:** American Canyon General Fund and/or any other City approved funds  
**Schedule:** Ongoing, as funding permits
- I 5.63 Solicit federal funds to offset the City's fiscal impacts for implementing and enforcing the SRRE and HHWE to comply with the California Integrated Waste Management Act.



**Responsibility:** American Canyon City Council, and Department of Public Works

**Funding Source:** American Canyon General Funds and/or any other City approved funds

**Schedule:** Ongoing, as funds become available

- I 5.64 The City shall work with the County to comply with programs and submit to Napa County yearly progress reports documenting source reduction and recycling results.

**Responsibility:** American Canyon City Council, and Department of Public Works

**Funding Source:** American Canyon General Funds and/or any other City approved funds

**Schedule:** FY 1994/95

- I 5.65 Participate in the regional efforts of the Authority for the undertaking of landfill needs, and long range planning for the provision of adequate landfill capacity to serve the future population of American Canyon.

**Responsibility:** American Canyon City Council, and Department of Public Works

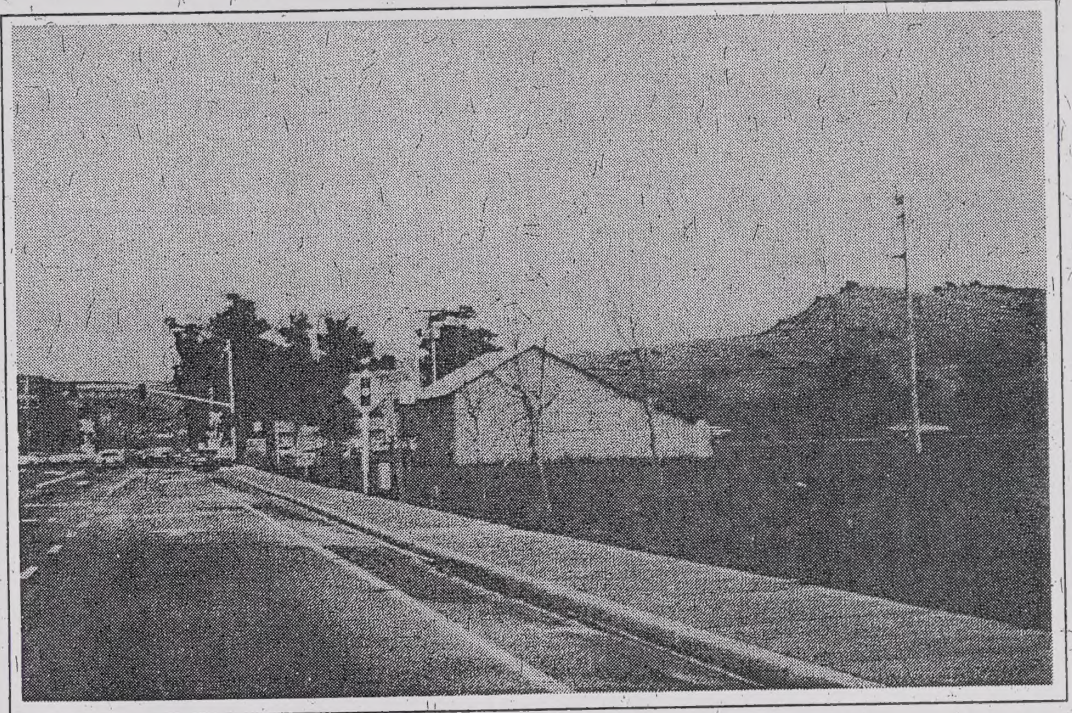
**Funding Source:** American Canyon General Funds and/or any other City approved funds

**Schedule:** As necessary, or as funding permits



*American Canyon*  
GENERAL PLAN

# Public Services & Facilities Element









### **STATUTORY REQUIREMENTS**

In addition to the seven mandatory elements, other optional elements may be included in a City's General Plan. The California Government Code Section 65303 states:

*The General Plan may include any other elements or address any other subjects which, in the judgment of the legislative body, relate to the physical development of the county or city.*

Once the Public Services and Facilities Element is adopted, it becomes a component of the General Plan with the same legal status as the mandatory elements.



## **OPPORTUNITIES AND CONSTRAINTS (ISSUES)**

### **EDUCATION AND SCHOOLS**

1. Opportunities exist to coordinate development activities with the Napa County School District so that the City's residents are better served by their local educational institutions.
2. Joint educational planning efforts between the City of American Canyon and the Napa County School District can yield innovative job training and adult educational programs that benefit the City and surrounding region.

### **FIRE**

1. Future development in the City will necessitate expansion of fire prevention and emergency medical services.
2. As the City grows and develops, the need will arise to site a new fire station in the City.

### **POLICE**

Opportunities exist to improve and expand cooperative crime prevention efforts between the Sheriff's Department and local neighborhood based organizations.

### **LIBRARIES**

Opportunities exist to develop interim and permanent library facilities in the City.



## **OVERVIEW OF PUBLIC SERVICES AND FACILITIES POLICIES**

The policies found within this Element of American Canyon's General Plan address the following topics:

1. The expansion of American Canyon's school facilities.
2. The development of new educational programs that serve a wide cross-section of the community.
3. The provision of fire and emergency medical services in the City.
4. The adequacy of existing building and fire codes.
5. The provision of police services by the Sheriff's Department.
6. The development of library facilities in the City.



## **GOALS, OBJECTIVES AND POLICIES**

The following section presents the goals, objectives and policies related to parks and recreation in the City of American Canyon. Implementing programs are referenced at the conclusion of each policy by an "I" and a number in parentheses and are described in the last subsection of the element.

### **EDUCATION AND SCHOOLS**

#### **Goal**

- 6        Promote a high level of educational quality for the City's residents.**

#### **Objective**

- 6.1        Provide adequate educational facilities and programs that meet the needs of American Canyon's residents by coordinating development activities with the Napa Valley Unified School District.

#### **Policies**

- 6.1.1      Work with the Napa Valley Unified School District to ensure that school facilities and programs are expanded commensurate with the City's population growth and development. (I 6.1 and I 6.2)
- 6.1.2      Establish as a high priority the development of a middle school in the City of American Canyon. (I 6.1 and I 6.2)
- 6.1.3      Work cooperatively with the Napa Valley Unified School District to logically locate new schools within the City of American Canyon based on growth trends and general accessibility. (I 6.1 and I 6.4)
- 6.1.4      Encourage the Napa Valley Unified School District to site and design schools as focal points of neighborhood and community identity, including the establishment of pedestrian linkages with adjoining residential development. (I 6.1 and I 6.4)
- 6.1.5      Ensure that the new middle school facilities are of equal quality as other school facilities in the Napa County school system. (I 6.1 and I 6.2)
- 6.1.6      Encourage the Napa Valley Unified School District to design schools so that their periphery maintains an appropriate transition with adjoining residential neighborhoods; avoiding the use of walls, fences, and landscape which establish a visual barrier. (I 6.1)
- 6.1.7      Work with the Napa Valley Unified School District to continue the joint use of school facilities for community recreational and civic purposes. (I 6.4)
- 6.1.8      Encourage the Napa Valley Unified School District to provide continuing educational programs for adults and the community. (I 6.1)



- 6.1.9 Work with the Napa Valley Unified School District to formulate development mitigation fees, to the extent permitted by State law, that are reflective of the full costs of facilities and services unique to the City of American Canyon and explore methods by which these can be specifically allocated to facilities and services located exclusively within the City. (I 6.1 and I 6.3)
- 6.1.10 Require appropriate school mitigation measures such as the reservation of sites as deemed necessary by the Napa County Unified School District when taking action on development proposals involving legislative decisions such as zone changes and General Plan amendments. (I 6.1 and I 6.4)
- 6.1.11 Consider designating a site for a future high school at a location deemed suitable by both the City and school district when evaluating proposed community or specific plans in areas that require master planning under the **Land Use Element**. (I 6.1 and I 6.4)
- 6.1.12 Work jointly with the school district to establish community oriented programs on school sites such as before and after school day care, the Boys and Girls Club, and interim public library facilities. (I 6.4)
- 6.1.13 Locate preschool and day care facilities in appropriate areas throughout the City to meet the needs of a growing population. Require master planned areas to designate sites for daycare facilities. (I 6.1 and I 6.4)
- 6.1.14 Consider utilizing creative methods for financing community facilities to facilitate the establishment of the proposed middle school, such as provisions of the Lighting and Landscaping Act or the Community Facilities Act. (I 6.1)

### Objective

- 6.2 Promote programs that provide educational opportunities for the City's residents by private organizations and other public agencies.

### Policies

- 6.2.1 Establish programs that educate the public regarding the presence of significant environmental resources within and adjacent to the City of American Canyon, including the Napa River wetlands. (I 6.5)
- 6.2.2 Establish programs that educate the public regarding the history and characteristics of the viticulture and agriculture industries and their importance to the region. (I 6.5)
- 6.2.3 Work with representatives of local industries to promote the establishment of job training programs that increase the opportunity of American Canyon residents to be employed locally. (I 6.7)



- 6.2.4 Consider establishing programs that are designed to educate the public regarding issues of civic importance, such as the structure and functioning of government, recycling, and environmental awareness. (I 6.8)

## **FIRE**

### **Goal**

- 6A Maintain a high level of fire protection and emergency services to City/District businesses and residences.**

### **Objective**

- 6.3 Ensure that the Fire District's facility, manpower and equipment needs keep pace with the City's growth.

### **Policies**

- 6.3.1 Require that City planning staff work closely with Fire District officials to ensure that fire facilities and personnel are expanded commensurably to serve the needs of the City's growing population and development base. (I 6.9, I 6.13, and I 6.14)
- 6.3.2 Identify possible locations on the **Land Use Map** for a future fire station. These locations should be optimally sited to maintain adequate response times to all City and District residents in addition to being based on growth patterns. (I 6.12)
- 6.3.3 Continue to respond to 90% of all calls within five minutes or less. (I 6.15)

### **Objective**

- 6.4 Utilize proactive measures to ensure protection of life and property of City and District residents and to maximize use of available resources.

### **Policies**

- 6.4.1 Continue to implement an ordinance requiring built-in fire protection for most building types, including single- and multi-family residential, to:
- a. minimize the potential for loss of life and property.
  - b. allow for the provision of a high level of fire protection services while reducing the needs for additional staff and equipment. (I 6.16 and I 6.17)
- 6.4.2 Evaluate the existing fire sprinkler ordinance for possible expansion of provisions so that it is applicable to smaller commercial and industrial structures. (I 6.10)
- 6.4.3 Require, through the development review process, that all structures and facilities subject to the District's jurisdiction adhere to City, state and federal



regulatory standards such as the Uniform Building and Fire Codes and other applicable safety guidelines. (I 6.17)

**Objective**

- 6.5 Continue efforts towards community participation and public education of fire safety and emergency response programs.

**Policy**

- 6.5.1 Provide opportunities for community participation in fire prevention and public safety activities through such programs as the volunteer Firefighters, Explorer Scouts and Disaster Preparedness Neighborhood Teams. (I 6.11 and I 6.18)

**Objective**

- 6.6 Maintain and possibly expand the Fire District's role in emergency medical response.

**Policies**

- 6.6.1 Encourage the District to continue to provide primary emergency medical response. (I 6.19)
- 6.6.2 Evaluate the economic feasibility and functional effectiveness of the District providing advanced life support and transport services. (I 6.19)

**POLICE**

**Goal**

- 6B Ensure a high level of police protection for the City's residents, businesses and visitors.

**Objective**

- 6.7 Coordinate development activities with the Napa County Sheriff's Department or other contract agency to ensure that adequate facilities and services are maintained for the City's residents, businesses and visitors.

**Policies**

- 6.7.1 Work with the Sheriff's Department to ensure that enough personnel are added to the Department to serve the needs of a growing population and a developing City. (I 6.20)
- 6.7.2 Periodically evaluate population growth, development characteristics, level of service (response time and staffing), and incidence of crime in the City to ensure that an adequate level of police protection is maintained. (I 6.20 and I 6.21)



**Objective**

- 6.8 Ensure that the public safety policing services provided are of the highest quality and efficiency reflecting the needs of the residents and businesses of American Canyon.

**Policies**

- 6.8.1 Annually monitor the adequacy of policing services to ensure that they are commensurate with the needs of the City, as judged by response time, types and quality of service, personnel skills, the crime rate and other relevant criteria. (I 6.20)
- 6.8.2 Periodically assess the quality and efficiency of existing police services and consider alternatives such as contracting with other agencies, the in-house provision of partial police services, or the establishment of a full service city police department. (I 6.20 and I 6.21)

**Objective**

- 6.9 Increase the residents' and Sheriff's Department ability to minimize crime and improve security for all uses of public and private buildings, sites, and open spaces.

**Policies**

- 6.9.1 Support and encourage community-based crime prevention efforts (such as Neighborhood Watch and anti-gang and drug programs) through interaction and coordination of existing programs, assistance in the formation of new neighborhood watch groups, and regular communication with neighborhood and civic organizations. (I 6.22)
- 6.9.2 Require that landscaping in proximity to commercial, industrial, multi-family, and public structures be sited to allow for security surveillance. (I 6.23)
- 6.9.3 Require the incorporation of lighting which provides adequate exterior illumination to facilitate security surveillance around commercial, industrial, multi-family, and public structures. (I 6.23)

**LIBRARY**

**Goal**

- 6C Ensure the enhanced provision of library services for the City's residents and businesses.

**Objective**

- 6.10 Work towards the establishment of interim and permanent library facilities in American Canyon by coordinating with the Napa City-County Library System.



## **Policies**

- 6.10.1 Establish as a high priority the initiation of a cooperative effort between the City and the Napa City-County Library System to determine the appropriate location for interim and permanent library facilities within American Canyon. (I 6.24)
- 6.10.2 Encourage the Napa City-County Library System to provide library outreach services for seniors and the disabled, if they cannot visit library facilities. (I 6.24)
- 6.10.3 Coordinate with the Napa City-County Library System to continue to provide funding for library facilities and activities and examine other potential funding sources, including State, Federal, and corporate and private contributions. (I 6.24)
- 6.10.4 Consider the provision of interim library facilities at the proposed middle school. (I 6.24)
- 6.10.5 Maximize community access to a new permanent library by locating the facility near a high use/activity area such as in the future town center or near the future middle school. (I 6.24)
- 6.10.6 Ensure the adequate provision of building area, staff, and materials that meet acceptable per capita library standards as facilities are established in American Canyon. (I 6.24)



**IMPLEMENTATION PROGRAMS**

The following programs implement the public services and facilities policies found in the preceding subsection of this element. The capital "I" and number preceding each program are referenced by the policies that they implement.

**EDUCATION AND SCHOOLS**

- I 6.1      The City Council shall establish periodic meetings with Napa Valley Unified School District representatives. These meetings will help ensure that policy makers from both governmental entities understand the needs and requirements of the other and will facilitate an exchange of information regarding school site development, funding sources, operation standards and consistent population projections.
- Responsibility:** City of American Canyon City Council in coordination with the Napa Valley Unified School District
- Funding Source:** American Canyon General Fund
- Schedule:** Ongoing, as funding permits
- I 6.2      The City shall discuss any deficiencies in its educational system with the Napa Valley Unified School District to identify problems and facilitate the improvement of school services.
- Responsibility:** City of American Canyon City Council in coordination with the Napa Valley Unified School District
- Funding Source:** American Canyon General Fund
- Schedule:** Ongoing, as funding permits
- I 6.3      Require persons requesting building permits to pay the appropriate school fees to the Napa Valley Unified School District prior to issuance.
- Responsibility:** City of American Canyon City Council in coordination with the Napa Valley Unified School District
- Funding Source:** American Canyon General Fund
- Schedule:** Ongoing, as funding permits
- I 6.4      Coordinate efforts with the Napa Valley Unified School District to assess opportunities for joint use of facilities, including recreational areas, libraries and parking, as the District considers development of new school sites.
- Responsibility:** City of American Canyon City Council in coordination with the Napa Valley Unified School District
- Funding Source:** American Canyon General Fund
- Schedule:** Ongoing, as funding permits
- I 6.5      Work with the appropriate environmental resource/conservation organizations and state and federal agencies to encourage the establishment of programs that educate the public regarding the presence and importance of significant environmental resources within and adjacent to the City.



**Responsibility:** City of American Canyon City Council in coordination with other governmental agencies

**Funding Source:** American Canyon General Fund

**Schedule:** Ongoing, as funding permits

- I 6.6 Work with representatives of the viticulture and agriculture industries located in the Napa County region in order to establish programs aimed at educating the public about the history and characteristics of these industries and their significance to the region.

**Responsibility:** City of American Canyon City Council in coordination with representatives of the viticulture and agriculture industries

**Funding Source:** American Canyon General Fund

**Schedule:** Ongoing, as funding permits

- I 6.7 Promote the establishment of job-training programs that focus on teaching skills valued by local industry, thereby improving the chances that American Canyon's residents can be employed locally.

**Responsibility:** City Manager and Planning Director in cooperation with representatives of local industry

**Funding Source:** American Canyon General Fund

**Schedule:** Ongoing, as funding permits

- I 6.8 Work with representatives of the Napa Valley Unified School District to devise innovative educational programs dealing with issues of civic importance.

**Responsibility:** City of American Canyon City Council and local Parent Teachers Association in coordination with the Napa Valley Unified School District

**Funding Source:** American Canyon General Fund

**Schedule:** Ongoing, as funding permits

## FIRE

- I 6.9 Encourage the American Canyon Fire Protection District to develop a comprehensive Strategic Plan based upon the population's demand for fire fighting and prevention services. The plan should address ways to achieve high quality service for each division (i.e., fire prevention, communication and administration, and emergency planning), and should include implementation measures that cover a ten year time frame.

**Responsibility:** City of American Canyon in coordination with the American Canyon Fire Protection District

**Funding Source:** American Canyon Fire Protection District

**Schedule:** Ongoing, as funding permits



- I 6.10      Ensure that the City updates its fire codes by implementing the most recent State and National standards (UFC, NFC and NFPA).  
**Responsibility:**    American Canyon Fire Protection District  
**Funding Source:**   American Canyon Fire Protection District  
**Schedule:**            As required or as funding permits
- I 6.11      Coordinate with the Napa Valley Unified School District and private school administrators to ensure that fire prevention programs are conducted annually in all of the City's schools. The programs shall inform students about fire safety, emergency preparedness and emergency first aid techniques.  
**Responsibility:**    American Canyon Fire Protection District in cooperation with the Napa Valley Unified School District  
**Funding Source:**   American Canyon Fire Protection District in cooperation with the Napa Valley Unified School District  
**Schedule:**            Ongoing, as funding permits
- I 6.12      The City shall work with the Fire District to analyze its emerging patterns of development and utilize the land use map found in the **Land Use Element** when seeking appropriate locations for a new fire station.  
**Responsibility:**    City of American Canyon Planning Department in cooperation with the American Canyon Fire Protection District  
**Funding Source:**   American Canyon Fire Protection District  
**Schedule:**            Ongoing, as funding permits
- I 6.13      Coordinate with the American Canyon Fire District to ensure that the City's fire and emergency services are not eroded by population increases and that new facilities and services are planned in accord with the anticipated growth and the policies set forth in this General Plan.  
**Responsibility:**    City of American Canyon Planning Department in cooperation with the American Canyon Fire Protection District  
**Funding Source:**   American Canyon General Fund and American Canyon Fire Protection District  
**Schedule:**            Ongoing, as funding permits
- I 6.14      Maintain an up-to-date and comprehensive record of fire events in American Canyon that includes: the number, type and geographic concentration of fires in American Canyon and its environs; the amount, type and cost of damage; the number and type of injuries incurred as a result of local fires; and emergency response time. This data base shall also include information concerning the cost of service provision, including the maintenance of



equipment and facilities; the number of false alarms; and other pertinent data that describes service characteristics. Service deficiencies and their possible remedies shall also be identified.

**Responsibility:** American Canyon Fire Protection District

**Funding Source:** American Canyon Fire Protection District

**Schedule:** Annually, as funding permits

- I 6.15 Regularly evaluate service response times in order to ensure that 90 percent of all calls are answered within five minutes or less.

**Responsibility:** American Canyon Fire Protection District

**Funding Source:** American Canyon Fire Protection District

**Schedule:** Annually

- I 6.16 Continue to require the installation and maintenance of smoke detection and sprinkler systems in all new residential buildings, in existing multi-family residential structures with three or more units, and in all residential rentals in the City. Undertake a study to identify the types of systems that can be installed in existing commercial, industrial, and multi-family residential buildings. If automatic sprinkler systems and other fire protection systems do not exist, evaluate the feasibility of their installation. This study should be coordinated with the Fire Department, building engineers, construction industry representatives, and any other appropriate agencies and/or fire and construction professionals.

**Responsibility:** American Canyon Planning Department in cooperation with the Fire Protection District

**Funding Source:** Development fees and American Canyon Fire Protection District

**Schedule:** Annually as funding permits

- I 6.17 Utilize the City's development review process to ensure that proposed projects adhere to all pertinent regulatory standards such as the Uniform Building and Fire Codes.

**Responsibility:** American Canyon Building Department in cooperation with the Fire Protection District

**Funding Source:** Development application fees

**Schedule:** Ongoing, as necessary

- I 6.18 Encourage the Fire District to establish public participation and education programs that stress community safety and disaster preparedness.

**Responsibility:** American Canyon Fire Protection District

**Funding Source:** American Canyon Fire Protection District

**Schedule:** Ongoing



- I 6.19 The City shall work with the American Canyon Fire Protection District to ensure that emergency medical services continue to be provided. The Fire District shall also continue to study whether it would be economically feasible and functionally effective for the District to provide advanced life support and transport services to American Canyon.

**Responsibility:** City of American Canyon along with the American Canyon Fire Protection District

**Funding Source:** American Canyon Fire Protection District

**Schedule:** Ongoing. The study should be conducted within 36 months of the General Plan's adoption

## POLICE

- I 6.20 Work with the Sheriff's Department to ensure that American Canyon's policing needs are continuously monitored. Annual assessments of the City's police services should address staffing levels and the condition of all existing facilities and equipment, as well as equipment, facilities, and personnel needs for the coming fiscal year based on anticipated population growth, level of service, and the crime rate.

**Responsibility:** City of American Canyon in coordination with the Napa County Sheriff's Department

**Funding Source:** American Canyon General Fund

**Schedule:** Ongoing

- I 6.21 The City shall periodically evaluate the quality of its police service as provided by the Napa County Sheriff's Department. Consideration shall be given to alternative policing arrangements, such as the in-house provision of partial police services or the establishment of a full service city police department.

**Responsibility:** City of American Canyon

**Funding Source:** American Canyon General Fund

**Schedule:** Annually

- I 6.22 Work with the Napa County Sheriff's Department to enact an ongoing outreach program for existing neighborhood watch groups. Areas without watch programs should be identified and assisted in initiating and continuing neighborhood watch programs. A similar program structure for commercial areas in the City shall be established and may be effectuated the Chamber of Commerce, if and when it is established, or any similar organizations.

**Responsibility:** City of American Canyon

**Funding Source:** American Canyon General Fund

**Schedule:** Ongoing, as funding permits

- I 6.23 The City shall amend its Building Code and design review process to include defensible space design requirements in all new projects. These requirements will help ensure maximum visibility and security for entrances, pathways,



and corridors, as well as open space (both public and private) and parking lots/structures. The code and design review amendments should address landscaping and lighting in addition to site design.

**Responsibility:** City of American Canyon Planning Department

**Funding Source:** American Canyon General Fund

**Schedule:** Within 18 months of the General Plan's adoption

#### LIBRARY

I 6.24 The City shall work with the Napa City-County Library System to ensure that adequate services are provided to all residents. The City will assist the library in identifying additional sources to fund improvements such as developer fees, tax credits for the contribution to books and other resources and public fund raising campaigns.

**Responsibility:** City of American Canyon Planning Department

**Funding Source:** American Canyon General Fund and/or any other available funds/fees approved by the City

**Schedule:** Ongoing, as funding permits







*American Canyon*  
GENERAL PLAN

# Parks & Recreation Element









### STATUTORY REQUIREMENTS

In addition to the seven mandatory elements, other optional elements may be included within a community's General Plan. Section 65303 of the California Government Code states:

*The General Plan may include any other elements or address any other subjects which, in the judgment of the legislative body, relate to the physical development of the county or city.*

Once the Parks and Recreation Element is adopted by the City of American Canyon, it becomes a component of the General Plan, with the same legal status as the mandatory elements.



**OPPORTUNITIES AND CONSTRAINTS (ISSUES)**

1. The opportunity exists to create a regional park on the grounds of the American Canyon Landfill that can serve the entire County of Napa.
2. Natural open spaces, such as drainages, rivers, wetlands, hillsides, canyons, and undeveloped lands, offer unique opportunities for the development of a diverse network of active and passive parks.
3. The City has the unique opportunity of providing an off-street trail system that connects foothill and wetland areas.
4. Some City parks that are located within existing residential tracts are inaccessible to surrounding neighborhoods.
5. American Canyon's bike path network can be improved by enhancing linkages between different parts of the City through the establishment of additional routes.
6. Although American Canyon currently exceeds its parkland standard of 5 acres per 1,000 residents (the City has 6.14 acres per 1,000 residents today), future population growth will require the acquisition of additional parkland as determined by the adopted ratio.



## **OVERVIEW OF PARKS AND RECREATION POLICIES**

The policies found within this Element of American Canyon's General Plan address the following topics:

1. Park standards.
2. The different types of parks that exist today, or will exist in the future.
3. Parkland acquisition.
4. Park improvements.
5. Park operation and maintenance.
6. Park programming.



## GOALS, OBJECTIVES AND POLICIES

The following section presents the goals, objectives, and policies related to parks and recreation in the City of American Canyon. Implementing programs are referenced at the conclusion of each policy by an "I" and a number in parentheses and are described in the last subsection of the element.

### **PARK AND TRAIL STANDARDS**

#### **Goal**

- 7      **Enrich the quality of life in American Canyon by providing parks, trails and recreational services for all of the City's residents.**

#### **Objective**

- 7.1      Provide park facilities to meet the needs of existing and future residents.

#### **Policies**

- 7.1.1      Provide a sufficient number of mini, neighborhood, community and regional park facilities to achieve a minimum standard of 5 acres of parkland per 1,000 residents (see **Figure 7-1** and **Table 7-1** for an illustration and explanation of existing park facilities). (I 7.1)
- 7.1.2      Create a comprehensive, citywide Parks and Recreation Master Plan that provides specific criteria and guidelines for the siting, design, and programming of parks and recreational facilities. (I 7.4)
- 7.1.3      Work toward the establishment of a system of public parks interconnected by off-street trails or bicycle lanes. (I 7.1 and I 7.4)
- 7.1.4      Work toward the establishment of permanent baseball and softball fields in the City to ensure their continued availability should the Little League's existing leasehold for land adjacent to the Napa Junction School expire. (I 7.4)

#### **Objective**

- 7.2      Develop and maintain a comprehensive and interconnected public trail system that includes bicycle, hiking and equestrian trails.

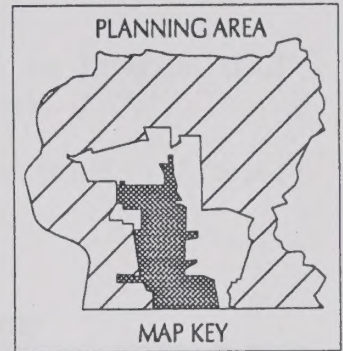
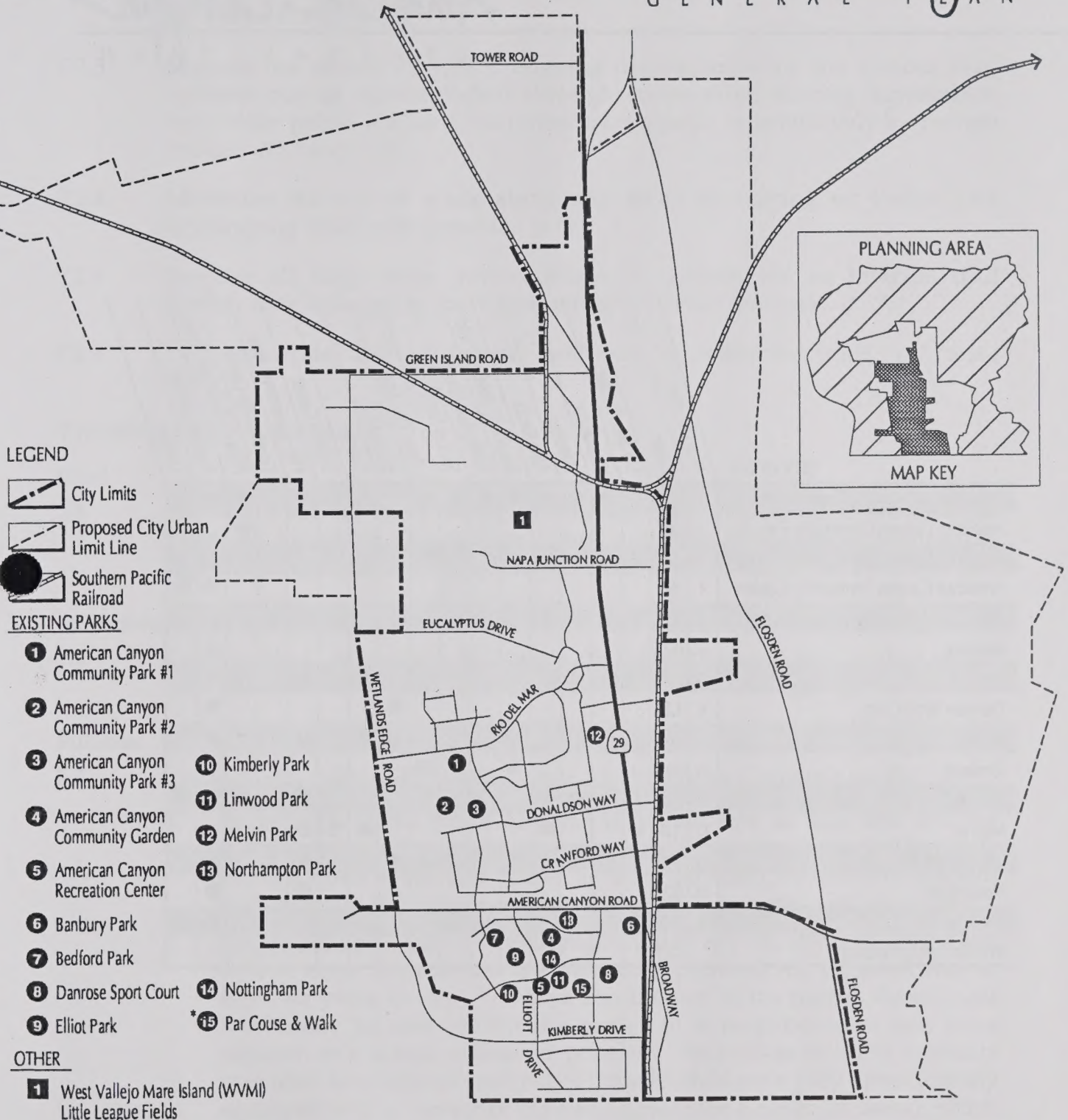
#### **Policies**

- 7.2.1      Develop a comprehensive Trail Master Plan that links the wetlands and the Bay Area Ridge and Bay Trail and includes an implementation strategy, design criteria, and policies for establishing maintenance responsibilities. (I 7.7 and I 7.8)



# American Canyon

## GENERAL PLAN



### EXISTING PARKS AND RECREATIONAL FACILITIES

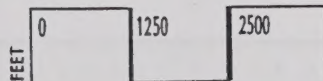


FIGURE 7-1

Envicom Corporation Graphics

SOURCE: City of American Canyon



# American Canyon

## GENERAL PLAN

| CITY PARKS                        | Map Location | Acres | On Site Parking | Restrooms | Benches | Bike Racks | Baseball / Softball Field | Volleyball Courts | Soccer Field | Open Turf Area | Basketball | Tennis | Lighted Courts | Play Equipment Area | Community Center | Picnic / Barbeque Area | Exercise Station | Garden |
|-----------------------------------|--------------|-------|-----------------|-----------|---------|------------|---------------------------|-------------------|--------------|----------------|------------|--------|----------------|---------------------|------------------|------------------------|------------------|--------|
| American Canyon Community Park #1 | 1            | 5.0   | ●               | ●         | ●       | ●          | ●                         | ●                 | ●            |                |            |        | ●              |                     | ●                | ●                      |                  |        |
| American Canyon Community Park #2 | 2            | 9.3   |                 |           |         |            |                           |                   |              |                |            |        |                |                     | ●                |                        |                  |        |
| American Canyon Community Park #3 | 3            | 4.0   | ●               |           |         |            |                           |                   | ●            |                |            |        |                |                     |                  |                        |                  |        |
| American Canyon Community Garden  | 4            | 4.0   |                 |           |         |            |                           |                   |              |                |            |        |                |                     |                  | ●                      | ●                |        |
| American Canyon Recreation Center | 5            | 0.28  | ●               | ●         | ●       | ●          |                           |                   |              |                |            |        |                | ●                   |                  |                        |                  |        |
| Banbury                           | 6            | 0.25  |                 |           |         |            |                           |                   |              |                |            |        |                |                     |                  | ●                      |                  |        |
| Bedford                           | 7            | 0.25  |                 |           |         |            |                           |                   |              |                |            |        | ●              |                     |                  | ●                      |                  |        |
| Danrose Sport Court               | 8            | 1.24  |                 |           |         |            |                           |                   |              | ●              |            |        |                |                     |                  | ●                      |                  |        |
| Elliot                            | 9            | 3.0   |                 |           |         |            |                           |                   |              | ●              | ●          |        | ●              |                     |                  | ●                      |                  |        |
| Kimberly                          | 10           | 10.0  |                 |           |         | ●          |                           |                   | ●            |                |            |        |                |                     |                  |                        |                  |        |
| Linwood                           | 11           | 0.75  |                 | ●         | ●       |            |                           |                   | ●            |                |            |        | ●              |                     | ●                | ●                      |                  |        |
| Melvin                            | 12           | 1.0   | ●               |           | ●       |            |                           |                   |              |                | ●          | ●      | ●              |                     |                  |                        |                  |        |
| Northampton                       | 13           | 4.0   | ●               |           |         | ●          |                           |                   | ●            | ●              |            |        | ●              |                     |                  |                        |                  |        |
| Nottingham                        | 14           | 0.25  |                 |           |         |            |                           |                   |              |                |            |        | ●              |                     |                  | ●                      |                  |        |
| Par Course                        | 15           | 4.0   |                 |           |         |            |                           |                   |              |                |            |        |                |                     |                  | ●                      | ●                |        |
| Brixton Park (proposed)           |              | 0.25  |                 |           |         |            |                           |                   |              |                |            |        |                |                     |                  |                        |                  |        |



- 7.2.2 Work with the cities of Vallejo and Napa and County of Napa to establish a trail connection between these areas and along the eastern shoreline of the Napa River. (I 7.32)
- 7.2.3 Explore the means by which ongoing maintenance for the various trail systems can be accomplished through cooperative sharing agreements with other public agencies, volunteer user groups or exclusively by private parties. (I 7.7 and I 7.32)
- 7.2.4 Minimize the use of walls along city trails by relying on berms and landscaping whenever possible. (I 7.7)
- 7.2.5 Require all large scale developments to incorporate an internal trail system with linkages to the surrounding sidewalk network. (I 7.7)
- 7.2.6 Link residential and commercial land uses by pedestrian trails. (I 7.7 and I 7.8)

#### TYPE/HIERARCHY OF TRAILS

##### Goal

- 7A Provide a variety of parks and trails that serve the diverse recreational needs of American Canyon's residents and take into account the unique features of the City's natural environment.

##### Objective

- 7.3 Ensure that American Canyon provides both active and passive recreational activities in a variety of park and trail settings.

##### Policies

- 7.3.1 Establish the following classifications for American Canyon's parks:
  - a. Mini-Park—Mini parks are less than one acre in size and are not designed for active recreational uses. They do, however, provide passive open space and buffering from adjacent urban development and typically include elements such as walking paths and benches.
  - b. Neighborhood Park—Neighborhood parks are usually two and a half to five acres in size and are primarily planned for children five to fourteen years of age. To maximize the use of the parcel, these parks are ideally located within the center of a neighborhood and sited adjacent to a school whenever possible. Recreation facilities typically provided in neighborhood parks include children's play areas (ideally equipped with a variety of play equipment for a range of users), picnic tables, and basketball courts. The service area for a neighborhood park is generally one-quarter to a one-half mile radius.



- c. Community Park—Community parks are designed to serve several neighborhoods. Community parks are planned for youths and adults and provide for a wider range of activities than the neighborhood park or playground. Community parks generally range in size from 10 to 40 acres and provide facilities for both indoor and outdoor recreational activities such as softball diamonds, basketball courts, tennis courts and community centers. The service area for a community park is typically a one to one and a half mile radius.
- d. Regional Park—Regional parks are usually 50 acres or larger and are designed to serve both the local community in which the park is located and people from surrounding communities. Additionally, they typically include significant natural features and provide outdoor recreational facilities, such as picnicking, camping, and hiking, as well as unique programs that appeal to a broad range of interests and recreational needs. (I 7.4)

7.3.2 Designate status and approximate locations for the following types of trails in the Trails Master Plan:

- a. Urban Trail—Urban trails are multi-purpose pedestrian/bicycle trails that connect residential areas to regional and community parks, schools, and commercial and industrial employment areas.
- b. Rural Trail—Rural trails are multi-purpose equestrian/pedestrian/bicycle trails that are typically unpaved and used primarily for recreational purposes. These trails often serve to link various parts of a community and sometimes provide linkages between different communities.
- c. Bicycle Right-of-Way—Bicycle rights-of-way are typically found adjacent to or on the outer edge of roads and are often integrated with urban and rural trails. They also provide additional access to recreational, educational, and commercial/industrial employment areas. (I 7.7)

## PARKLAND ACQUISITION

### Goal

- 7B Provide adequate parkland acreage in both location and quantity to meet the range of recreational needs of existing and future residents and preserve natural resources within the City of American Canyon.

### Objective

- 7.4 Develop an integrated and cohesively designed park system that is complementary to existing and proposed development and sensitive to the natural environment.



**Policies**

- 7.4.1 Consider the following when acquiring parkland:
- The City's need for open space and recreation facilities based on current and projected open space requirements.
  - The preservation of unique and valuable natural resources and the conservation of historic and cultural assets.
  - The useability of proposed parklands and the ease of accessibility for future users.
  - The current demands on and conditions of existing facilities.
  - A balance of passive and active recreational opportunities and facilities designed to meet the existing and future needs of all user groups. (I 7.2, I 7.15, and I 7.16)
- 7.4.2 Limit the City's future acceptance of dedicated parkland to land that fits the character and requirements of community and/or neighborhood park areas. (I 7.4, I 7.6, and I 7.21)
- 7.4.3 Acquire future community and neighborhood park sites before a significant proportion of the new population to be served by the park exists. (I 7.21 and I 7.22)
- 7.4.4 Require that adequate development and maintenance funds are available before new parklands are acquired. (I 7.24)
- 7.4.5 When acquiring natural open space, such as wetlands and trail extensions, coordinate with local, regional, state and federal agencies whenever possible. (I 7.32 and I 7.33)
- 7.4.6 Pursue the acquisition of surplus federal, state, and local lands to meet present and future recreation and community service needs. (I 7.42)
- 7.4.7 Require that new residential subdivisions dedicate parklands within their project boundaries, unless it is the City's objective to develop a park that serves the subdivision at an alternative location as specified in the Parks and Recreation Master Plan, in which case in-lieu fees shall be provided by the developer. (I 7.1 and I 7.3)
- 7.4.8 Require that new multi-family residential developments of five or more units provide recreational or open space facilities onsite and contribute fees that aid in the public development of other facilities to offset additional demands generated by their resident population. (I 7.1 and I 7.3)
- 7.4.9 Require that new, large-scale commercial developments, such as the town center, provide open space facilities within the development for passive or



active recreation or contribute fees for the public development of such uses. (I 7.3 and I 7.10)

- 7.4.10 Cooperate with other government agencies when acquiring new parkland. (I 7.33)
- 7.4.11 Investigate the feasibility of transforming the American Canyon Landfill into a regional park. (I 7.36)
- 7.4.12 Consider the development of small public parks and nature viewing sites around the wetlands. (I 7.4, I 7.15, and I 7.26)
- 7.4.13 Encourage the development of a golf course within the City or its Sphere of Influence with reasonable access to residents. (I 7.25)
- 7.4.14 Explore options for acquiring a regional park trailhead that would be linked to proposed regional park facilities in Solano County. (I 7.1 and I 7.9)

#### Objective

- 7.5 Equitably distribute future developed park sites to serve the greatest number of American Canyon residents.

#### Policies

- 7.5.1 Disperse park facilities and equipment, such as sports fields, basketball courts, tennis courts, swimming pools and picnic areas, throughout the City to prevent an undue concentration at any one location. (I 7.4)
- 7.5.2 Locate future community and neighborhood park sites and their associated recreation facilities in accordance with the Parks and Recreation Master Plan for the City of American Canyon. (I 7.4, I 7.9, I 7.21, and I 7.22)

#### Objective

- 7.6 Provide adequate funding for parkland acquisition, improvements, and programs to help ensure timely and balanced development of parks and recreation facilities in American Canyon.

#### Policies

- 7.6.1 Continue to implement a Quimby Ordinance<sup>1</sup> to provide additional parkland funding through residential development. (I 7.3 and I 7.10)
- 7.6.2 Fund new neighborhood parks from Quimby fees in residential areas of the City. (I 7.3)

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<sup>1</sup> A Quimby Ordinance allows a city to accumulate funds for the provision of additional parkland through a fee linked to development and/or requires developers to directly provide new parks within the community to offset the additional recreational need created by their projects.



- 7.6.3 Grant Quimby fee waivers only when parklands in excess of five contiguous and usable acres are received and when such waivers are determined to be in the best interest of the City's residents as determined by the Mayor and City Council. (I 7.1 and I 7.3)
- 7.6.4 The City shall update, as needed and appropriate, the park in-lieu fee assessed to all new development. (I 7.3)
- 7.6.5 Provide mechanisms by which the City may accept gifts and dedications of parks, open space and facilities. (I 7.11)
- 7.6.6 Consider the use of special taxes, bonds, or assessment districts for park development and maintenance. (I 7.9)
- 7.6.7 Seek out and aggressively pursue all forms of federal, state, county, private foundation and endowment support to assist in the acquisition, development and programming of park and recreation resources in the City of American Canyon. (I 7.39)
- 7.6.8 Develop an acquisition and/or financing program for the future development of parks in order to allow the City to establish a viable park and recreation system. (I 7.9)
- 7.6.9 Encourage the establishment of commercial recreation facilities, such as skating rinks, that provide services and facilities that could not otherwise be provided by the City. (I 7.14 and I 7.40)

#### **PARK DESIGN, COMPATIBILITY AND IMPROVEMENTS**

##### **Goal**

- 7C **Ensure that American Canyon's parks are developed so that buildings, open air facilities, and landscaping are unified and functionally related.**

##### **Objective**

- 7.7 Provide for the optimum functional and aesthetic integration of all recreational, environmental, cultural and social elements into the planning and design of city parks.

##### **Policies**

- 7.7.1 Require that parks reflect the topography and environmental resources of the region. (I 7.26)
- 7.7.2 Require that parks are designed as safe places for both passive and active leisure activities. (I 7.27 and I 7.34)
- 7.7.3 Design active parks so that they do not negatively impact adjacent residential neighborhoods. (I 7.29)



- 7.7.4 Design and improve community and neighborhood parks according to the following:
- a. locate on collector or neighborhood streets, accessible to adjacent residential neighborhoods;
  - b. site uses so that they do not adversely impact adjacent residencies (e.g. locate high activity, noise-generating uses away from residencies);
  - c. provide parking so that it does not disrupt abutting residences;
  - d. design for defensible space;
  - e. site parks away from high noise generators (highways) and other nuisances (i.e. power lines); and
  - f. incorporate park landscape that is compatible with the landscape of adjacent areas. (I 7.4, I 7.5, and I 7.28)

#### PARK OPERATIONS AND MAINTENANCE

##### Goal

- 7D Ensure that City parks are properly operated and maintained in the most effective and efficient manner possible.

##### Objective

- 7.8 Operate and maintain American Canyon's park and recreation facilities by utilizing programs that are designed for the most effective use and enhancement of park sites at the minimum possible cost.

##### Policies

- 7.8.1 Provide opportunities for a wide variety of recreational activities and park experiences, including active recreation such as basketball, baseball, soccer and volleyball, and passive recreation such as reading and sunbathing. (I 7.4)
- 7.8.2 Ensure that park facilities are not only functional, but that they are maintainable at a reasonable cost. (I 7.4, I 7.5, I 7.24, and I 7.38)
- 7.8.3 Encourage neighborhood groups, organizations, clubs and businesses to take a greater interest and financial responsibility in the improvement of the park and recreation system in American Canyon through the donation of goods, services and financial support. (I 7.39)
- 7.8.4 Promote the establishment of a volunteer services program to assist City park and recreation staff, thereby stimulating more direct community involvement and reducing future staffing costs. (I 7.14 and I 7.40)



- 7.8.5 The City shall periodically review its parks and recreation fee structure to make sure it is meeting established objectives. (I 7.3)
- 7.8.6 Establish that a prime measure of success in the future design and programming of community/regional park facilities is the ability of the park investment to generate revenues that help the City recover requisite operational and maintenance costs. Revenue may be generated by employing user fees and/or establishing vending operations or educational programs. (I 7.4, I 7.17, and I 7.40)
- 7.8.7 Restrict and control nighttime park use if adjacent residences are adversely affected by park related noise. (I 7.28 and I 7.34)
- 7.8.8 Rehabilitate existing American Canyon parks based on such measures as increased public access, lower maintenance costs and increased service delivery. (I 7.4, I 7.5, and I 7.20)

#### Objective

- 7.9 Foster cooperation between public and quasi-public agencies in regards to existing land resources and recreational facilities.

#### Policies

- 7.9.1 Continue to implement existing joint use agreements between the City and public agencies (e.g. school district) and seek out new opportunities to share established park and recreation resources for the common benefit of American Canyon residents. (I 7.4 and I 7.31)
- 7.9.2 Expand recreational opportunities in American Canyon by developing a community park in concert with a new middle school that may include a gymnasium, pool and other facilities, thereby providing for the joint use of this recreational facility. (I 7.4 and I 7.41)

#### RECREATIONAL PROGRAMMING

##### Goal

- 7E Develop park programming that provides a variety of active and passive activities for American Canyon's residents.

##### Objective

- 7.10 Increase the community's use of recreational spaces and encourage the creation of recreational opportunities unique to American Canyon that will contribute to tourism and economic development as well as local pride and community spirit.



**Policies**

- 7.10.1 Determine the extent to which the recreational needs of American Canyon residents are being met by the City's facilities and programs. (I 7.37)
- 7.10.2 Encourage opportunities in American Canyon parks for participation in outdoor-oriented athletic sports, thereby increasing public involvement and enjoyment of these activities. (I 7.13)
- 7.10.3 Establish programs, activities and park facilities that help "mainstream" the specialized needs of children, the elderly, and the physically challenged into the daily provision of public recreation services and leisure opportunities in American Canyon. (I 7.12 and I 7.37)
- 7.10.4 Combine park sites that contain significant natural features with recreational learning opportunities wherever possible. For example, the City could establish a natural resources learning center near the Napa River Wetlands, as called for in Implementation Program I 8.52 of the **Natural and Historic/Cultural Resources Element**. (I 7.19, I 7.30, and I 7.43)
- 7.10.5 Incorporate day care and elder care centers into city parks where appropriate. (I 7.23)
- 7.10.6 The City should recognize and support the efforts of local groups and organizations that are providing recreational opportunities for youth. (I 7.35)

**Objective**

- 7.11 Incorporate recreational features and facilities that are responsive to the preferences of American Canyon's resident population.

**Policies**

- 7.11.1 Develop parks that respond to the recreational preferences of those living within their proposed service areas. (I 7.6 and I 7.37)
- 7.11.2 Provide a variety of desirable amenities within recreation areas so as to accommodate persons of varying ages and people who have different leisure time interests. (I 7.13 and I 7.18)



## **IMPLEMENTATION PROGRAMS**

The following programs implement the parks and recreation policies contained in the preceding subsection of this element. The capital "I" and number preceding each program are referenced by the policies that they implement.

### **CODES/ORDINANCES**

- I 7.1 Maintain and update, as necessary, Development Code requirements (in conjunction with the development of the subdivision or zoning ordinance) to ensure that proposed residential developments provide land for public parks and recreational facilities at a ratio of five acres of parkland for every 1,000 residents.

**Responsibility:** City of American Canyon City Council

**Funding Source:** City of American Canyon General Fund

**Schedule:** Within 12 months of the General Plan's adoption

- I 7.2 Update acreage and park facility requirements periodically to ensure that needs and demands are being met.

**Responsibility:** City of American Canyon Planning Department

**Funding Source:** City of American Canyon General Fund and/or any other available funding sources approved by the City

**Schedule:** Ongoing, as funding is available

- I 7.3 The City shall maintain the use of the Quimby Act, in-lieu fees, and developer contributions as the primary means of parks and recreation funding. As necessary, these shall be adjusted within the limits established by law. Fees shall be imposed on commercial development to the extent that direct impacts can be defined or as a condition of density or use "bonuses." At least once every three years, the City shall evaluate whether or not the fees are adequate to support parkland programming, acquisition and improvement goals.

**Responsibility:** City of American Canyon Public Works Department

**Funding Source:** City of American Canyon General Fund and/or Park in-lieu fees collected from development in accordance nexus legislation

**Schedule:** At least once every three years

- I 7.4 The City shall prepare a Parks and Recreation Master Plan that will address the following:

- current, five-year, ten-year, and twenty-year recreational needs;
- park development and design standards, including:
  - type and size (mini, neighborhood, community, and regional parks);



- location and the equitable distribution of parks;
- relationship to adjacent properties and community facilities;
- provision and design of recreational facilities;
- landscaping;
- energy and water conservation;
- maintenance standards, etc.;
- joint use and/or development agreements;
- park improvements, including:
  - existing sites to be improved or expanded;
  - locations for future park acquisition by type of park;
  - facilities and programs to be provided at each site;
- individual park master plans, as described in Implementation Program I 7.5;
- the timing and phasing of park acquisition and improvements;
- costs for parks acquisition and improvements, including funding sources; and
- implementation priorities.

**Responsibility:** City of American Canyon Public Works Department and City Council

**Funding Source:** City of American Canyon General Fund

**Schedule:** Within 18 months of the General Plan's adoption

- I 7.5 The City shall prepare master plans for each park and recreation open space element. These plans shall incorporate the elements discussed in the Citywide Parks and Recreation Master Plan, with particular emphasis placed on the location of outdoor and indoor facilities, such as athletic fields, basketball courts, swimming pools, passive recreation elements (e.g., park benches and picnic facilities), and public parking. Landscape and irrigation plans as well as "transition measures" utilized between the park and adjacent land uses will also be incorporated into these plans. Furthermore, the design of each park shall reflect and be sensitive to the natural characteristics of the site, including topography, drainage, vegetation, and environmental habitat. Local community groups shall be involved in the preparation of each plan.

**Responsibility:** City of American Canyon Public Works Department

**Funding Source:** City of American Canyon General Fund

**Schedule:** Ongoing, as required

- I 7.6 The City shall periodically update the Parks and Recreation Master Plan and the Trails Master Plan to ensure that existing facilities meet the needs of the City as it changes and grows.



**Responsibility:** City of American Canyon Public Works Department  
**Funding Source:** City of American Canyon General Fund, development fees, and/or other available funding sources approved by the City  
**Schedule:** Every five (5) years, as needed or as funding permits

I 7.7 The City shall prepare a Trails Master Plan that will address the following:

- trail development and design standards, including:
  - location;
  - construction standards;
  - relationship to adjacent land uses (particularly housing);
  - ability of trail to link different parts of the community;
  - requirements for large scale developments to incorporate trail networks into their interior circulation systems;
- joint maintenance agreements;
- the timing and phasing of trail acquisitions and improvements;
- costs for trail acquisition and improvements, including funding sources; and
- implementation priorities.

**Responsibility:** City of American Canyon Public Works and Planning Departments and City Council  
**Funding Source:** City of American Canyon General Fund  
**Schedule:** Within 18 months of the General Plan's adoption

I 7.8 The City shall continue to work with the Bay Areas Ridge Trail Council to establish a 400 mile regional, multi-use trail consistent with the BARTC's trail planning criteria. The Ridge Trail will traverse the ridge tops surrounding San Francisco Bay, connecting the Bay Area's parks and open spaces, serving the citizens of each community through which it passes. Within the American Canyon Urban Limit Line, the City shall work with the BARTC to facilitate a trail connection from the American Canyon community to the Bay Area Ridge Trail along the Napa-Solano border and connecting to the Lynch Canyon Open Space area in Solano County.

**Responsibility:** City of American Canyon Public Works and Planning Departments and City Council  
**Funding Source:** City of American Canyon General Fund  
**Schedule:** Within 18 months of the General Plan's adoption

I 7.9 Establish and implement a parkland acquisition program, independent of development driven parkland acquisition activities, to meet current and future park and recreation needs. Such a program shall:



- a. Identify potential park sites by monitoring real estate activity in the city. When a site is on the market, the City should consider its appropriateness for use as a mini-park or, if contiguous with existing parks, as an extension of that park. Consideration should be given to the following:
  - (1) configuration and useability for parkland;
  - (2) costs of acquisition and improvements;
  - (3) availability of revenue;
  - (4) compatibility with adjacent uses;
  - (5) loss of housing units;
  - (6) significance of existing structures as architectural or historic resources; and
  - (7) site accessibility.Public hearings shall be conducted when a site is being considered for park use.
- b. Establish a trust fund to pay for the acquisition and development of new parks with the funds being derived from the following sources:
  - (1) General revenue funds;
  - (2) Tax increment fund (in Redevelopment Project Areas);
  - (3) Developer assessments (through use of the Quimby Ordinance and exactions of commercial developments);
  - (4) Business or fund-raising contributions;
  - (5) Mello-Roos Community Facilities Act;<sup>2</sup>
  - (6) Special taxes;<sup>3</sup>
  - (7) Benefit assessment districts;<sup>4</sup>
  - (8) Facilities bonding; and
  - (9) State and Federal grants or loans.

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<sup>2</sup> The Mello-Roos Community Facilities Act of 1982 authorizes local governments to levy special taxes within newly created Community Facilities Districts. The Act also authorizes local governments to issue bonds backed by these special taxes. Funds may be used to pay for capital facilities, including parks. Community Facilities Districts are established by a two-thirds vote of the residents of the proposed district.

<sup>3</sup> Special taxes are taxes collected and earmarked for a special purpose, such as a particular kind of service or facility, rather than being deposited in the general fund. For capital acquisition, such as parkland, the Mello-Roos Act (see Ch.9a1.3) provides the most practical way to levy a special tax. Under Proposition 13, the levy of a special tax requires support from two-thirds of the effected voters.

<sup>4</sup> Special assessments are levied for local improvements that directly benefit specific real property, against the property owners who benefit from those improvements. Special assessments are not taxes and do not require a two-thirds vote of the electorate, as do special taxes.



- c. Utilize the funds to acquire and develop sites identified above and/or historically and architecturally significant structures adjacent to parks that can be adaptively reused for public facilities.

**Responsibility:** City of American Canyon Planning and Public Works Departments

**Funding Source:** City of American Canyon General Fund

**Schedule:** Within 12 months of the General Plan's adoption

- I 7.10 Include a requirement in the new Zoning Ordinance that all development projects provide onsite, pedestrian-oriented open space facilities or pay in-lieu fees for similar facilities sited nearby.

**Responsibility:** City of American Canyon Planning Department and City Council

**Funding Source:** City of American Canyon General Fund

**Schedule:** Within 12 months of the General Plan's adoption

- I 7.11 As an incentive for obtaining additional funding for park improvements, devise mechanisms for receiving tax deductible contributions, which may include the donation of equipment and facilities.

**Responsibility:** City of American Canyon Public Works Department

**Funding Source:** City of American Canyon General Fund

**Schedule:** Within 24 months of the General Plan's adoption

- I 7.12 Provide barrier-free access to all American Canyon facilities as mandated by the Americans with Disabilities Act.

**Responsibility:** City of American Canyon Public Works Department.

**Funding Source:** City of American Canyon General Fund and/or application fees

**Schedule:** Ongoing, as project applications are submitted

#### PARK DEVELOPMENT GUIDELINES

- I 7.13 Provide an appropriate number and variety of sports fields and other recreational amenities in American Canyon Parks to meet the needs/demands of the community.

**Responsibility:** City of American Canyon Department of Public Works and Planning Department

**Funding Source:** Planning and Design: City of American Canyon General Fund, redevelopment tax increment revenue and/or development application fees

Construction/Implementation: development conditions or fees, redevelopment tax increment revenue, and/or Mellow-Roos, or other assessment district

**Schedule:** Ongoing or as funding permits



- I7.14 Develop planning guidelines or incentives that encourage industrial and office park developments to provide athletic clubs and other applicable outdoor recreation or open space facilities specifically targeted toward their day use working population base.
- Responsibility:** City of American Canyon Planning Department  
**Funding Source:** City of American Canyon General Fund and/or development application fees  
**Schedule:** Within 24 months of the General Plan's adoption, or as funding permits
- I7.15 Emphasize the protection, enhancement and sensitive development of park and open space areas that possess great scenic, environmental, historic, and cultural values.
- Responsibility:** City of American Canyon Planning and Public Works Departments  
**Funding Source:** City of American Canyon General Fund and/or development application fees  
**Schedule:** Ongoing as project applications are submitted
- I7.16 Ensure that park sites have numerous access points to various roads, paths and trails.
- Responsibility:** City of American Canyon Public Works Department  
**Funding Source:** City of American Canyon General Fund and/or development application fees  
**Schedule:** Ongoing as project applications are submitted
- I7.17 The City shall conduct a cost/benefit analysis prior to acquiring any new parklands.
- Responsibility:** City of American Canyon Finance Department  
**Funding Source:** City of American Canyon General Fund and/or development application fees  
**Schedule:** As new parkland acquisitions are proposed
- I7.18 Balance the distribution of active and passive spaces in the City's parks.
- Responsibility:** City of American Canyon Planning and Public Works Departments  
**Funding Source:** City of American Canyon General Fund and/or application fees  
**Schedule:** Ongoing as parks are developed
- I7.19 Use the standards, criteria and park classification system established in the Parks and Recreation Master Plan when determining the proper location



for and development character of educational facilities and/or programs within the citywide park system.

**Responsibility:** City of American Canyon Planning Department

**Funding Source:** City of American Canyon General Fund and/or application fees

**Schedule:** Ongoing, as funding is available

- I7.20 Implement park rehabilitation and restoration recommendations emphasized in the Parks and Recreation Master Plan.

**Responsibility:** City of American Canyon Public Works Department

**Funding Source:** Planning and Design: City of American Canyon General Fund, redevelopment tax increment revenue, and/or development application fees

Construction/Implementation: development conditions or fees, redevelopment tax increment revenue, and/or Mellow-Roos or other assessment district

**Schedule:** Ongoing, as funding permits

- I7.21 Future park sites should adhere to the sequence set forth in the Implementation and Prioritization section of the Parks and Recreation Master Plan, applicable specific plans and/or development agreements.

**Responsibility:** City of American Canyon Planning and Public Works Departments

**Funding Source:** City of American Canyon General Fund development condition or fees, and/or other available funding sources approved by the City

**Schedule:** Ongoing, as funding is available

- I7.22 Development of new neighborhood and community parks shall be considered essential public improvements. Furthermore, they shall be constructed in the same sequence as the initial construction of roads and utility systems serving new residential areas of the City.

**Responsibility:** City of American Canyon Planning and Public Works Departments

**Funding Source:** City of American Canyon General Fund development condition or fees, and/or other available funding sources approved by the City

**Schedule:** Ongoing, as funding is available

- I7.23 The City shall incorporate day care and elder care centers into parks that are considered appropriate locations for such facilities. These centers shall be sited according to need, accessibility, cost considerations and design constraints in addition to any other factors deemed important.



**Responsibility:** City of American Canyon Planning and Public Works Departments

**Funding Source:** City of American Canyon General Fund

**Schedule:** As funding permits

- I 7.24 The City shall ensure that sufficient maintenance, development and staffing funds are both available and earmarked for new parkland before it is acquired.

**Responsibility:** City of American Canyon Planning and Public Works Departments

**Funding Source:** City of American Canyon General Fund

**Schedule:** As funding permits

- I 7.25 The City shall encourage the development of a golf course within the City and its Sphere of Influence by working with the development community and property owners.

**Responsibility:** City of American Canyon Planning Department

**Funding Source:** City of American Canyon General Fund

**Schedule:** Ongoing, until project is underway

- I 7.26 The design of new parks and the renovation of existing parks shall adhere to the policies and guidelines established in the Aesthetic and Biological Resources sections of the **Natural and Historic/Cultural Resources Element**.

**Responsibility:** City of American Canyon Planning and Public Works Departments

**Funding Source:** City of American Canyon General Fund

**Schedule:** Ongoing

- I 7.27 The City shall incorporate design features such as adequate lighting and state of the art playground equipment to make American Canyon's parks as safe as possible.

**Responsibility:** City of American Canyon Public Works Department

**Funding Source:** City of American Canyon General Fund

**Schedule:** Ongoing

- I 7.28 Establish standards for a park defensible space ordinance (i.e. physical design characteristics that minimize criminal activity) and coordinate with the Sheriff's Department to ensure design review of park development plans.

**Responsibility:** City of American Canyon Planning and Public Works Departments

**Funding Source:** City of American Canyon General Fund

**Schedule:** Within 18 months of the General Plan's adoption



- I 7.29 Parks shall be designed so that active uses are buffered or set back from adjacent residential uses.

**Responsibility:** City of American Canyon Public Works Department

**Funding Source:** City of American Canyon General Fund

**Schedule:** Ongoing

#### AGENCY AND PUBLIC/PRIVATE COOPERATION

- I 7.30 Work with other local and regional government entities to evaluate the feasibility of establishing a nature center and/or other such educational/recreational amenities in American Canyon.

**Responsibility:** City of American Canyon Planning Department

**Funding Source:** State and Federal grants, special assessment fees and/or general fund

**Schedule:** As funding permits

- I 7.31 Improve and modify the existing joint use facility agreements with school districts and other agencies to allow for the enhanced use of public facilities for the various joint use proposals contained in the Parks and Recreation Master Plan.

**Responsibility:** City of American Canyon Planning and Public Works Departments

**Funding Source:** City of American Canyon General Fund and/or development application fees

**Schedule:** Ongoing, as funding is available

- I 7.32 Coordinate with the appropriate local, county and state agencies to ensure the proper protection, maintenance, and/or enhancement of the City's open space and recreational resources.

**Responsibility:** City of American Canyon Planning Department

**Funding Source:** City of American Canyon General Fund and/or development application fees

**Schedule:** Ongoing, as funding is available

- I 7.33 The City shall coordinate its park acquisition activities with other government agencies.

**Responsibility:** City of American Canyon Planning Department in cooperation with Napa County, state government agencies and other local governments

**Funding Source:** City of American Canyon General Fund

**Schedule:** Ongoing, as required

- I 7.34 Continue and enhance cooperation between the Director of Public Works and the Sheriff's Department regarding park and trail safety.



**Responsibility:** City of American Canyon Planning and Public Works Departments in cooperation with the Napa County Sheriff's Department

**Funding Source:** City of American Canyon General Fund

**Schedule:** Ongoing

- I7.35 Cooperate with organizations and/or groups that provide recreational opportunities for American Canyon's young people (e.g. the Boys and Girls Club, YMCA, etc.) to ensure that the widest array of services are provided within the City.

**Responsibility:** City of American Canyon Planning Department

**Funding Source:** City of American Canyon General Fund

**Schedule:** Ongoing

#### DATA COMPILATION AND SPECIAL STUDIES

- I7.36 The City shall undertake a study as part of the Parks and Recreation Master Plan that investigates the feasibility of transforming the American Canyon Landfill into a Regional Park.

**Responsibility:** City of American Canyon Planning and Public Works Departments in cooperation with South County Waste Management Authority and other appropriate government agencies

**Funding Source:** City of American Canyon General Fund

**Schedule:** Within 18 months of the General Plan's adoption

- I7.37 Conduct a parks and recreation user survey to provide direction for future parks and recreation policy development. In addition to evaluating the desirability of various existing and proposed services and facilities, this survey should address such issues as the need for providing after school and summer recreation programs for children, and the degree to which programs for the elderly and the physically challenged need to be expanded or created.

**Responsibility:** City of American Canyon Planning or Public Works Department

**Funding Source:** City of American Canyon General Fund and/or development application fees

**Schedule:** Within 24 months of the General Plan's adoption or as funding permits

- I7.38 Conduct a periodic in-house review and evaluation of park facilities in order to achieve the most efficient use of park operation and maintenance funds.



**Responsibility:** City of American Canyon Planning and Public Works Departments

**Funding Source:** City of American Canyon General Fund and/or development application fees

**Schedule:** Annually, or as funding is available

- I 7.39 Consider establishing a non-profit foundation to solicit private organizations to sponsor public recreation activities, supply equipment and uniforms, donate facilities in parks, etc., and to act as a vehicle to provide clear tax advantages to donors and contributors of funds and resources.

**Responsibility:** City of American Canyon

**Funding Source:** City of American Canyon General Fund and/or development application fees

**Schedule:** Within five years of the General Plan's adoption, or as funding permits

- I 7.40 Identify those prime park sites and proposed recreation facilities that can be better operated by private investors/operators, and solicit proposals from qualified entities for development and management thereof.

**Responsibility:** City of American Canyon Planning, Public Works, and Finance Departments

**Funding Source:** City of American Canyon General Fund development condition or fees, and/or other available funding sources approved by the City

**Schedule:** As necessary, or when funding is available

- I 7.41 The City shall conduct a Parks and Recreation Master Plan Special Study in cooperation with the Napa County School Board, in order to determine the appropriate location for a pool and/or gymnasium that can be shared by a new middle school.

**Responsibility:** City of American Canyon Planning and Public Works Departments

**Funding Source:** City of American Canyon General Fund

**Schedule:** Within 24 months of the General Plan's adoption

- I 7.42 The City shall maintain an inventory of surplus state, county and local land that exists within the City and its Planning Area and, as funding is available, purchase and acquire those parcels that are appropriate for recreational purposes. When purchase is not possible, consider the negotiation of long-term lease agreements to provide park and recreational facilities.

**Responsibility:** City of American Canyon Planning and Public Works Departments



**Funding Source:** City of American Canyon General Fund

**Schedule:** Within 24 months of the General Plan's adoption

#### EDUCATION

I7.43 Establish cooperative, interpretive, historical and environmental education programs utilizing various natural and cultural resources found in American Canyon.

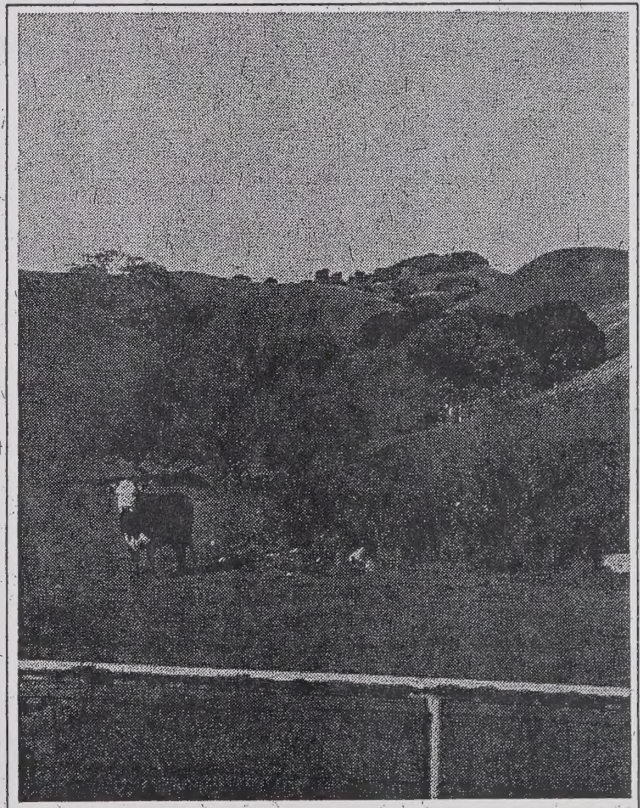
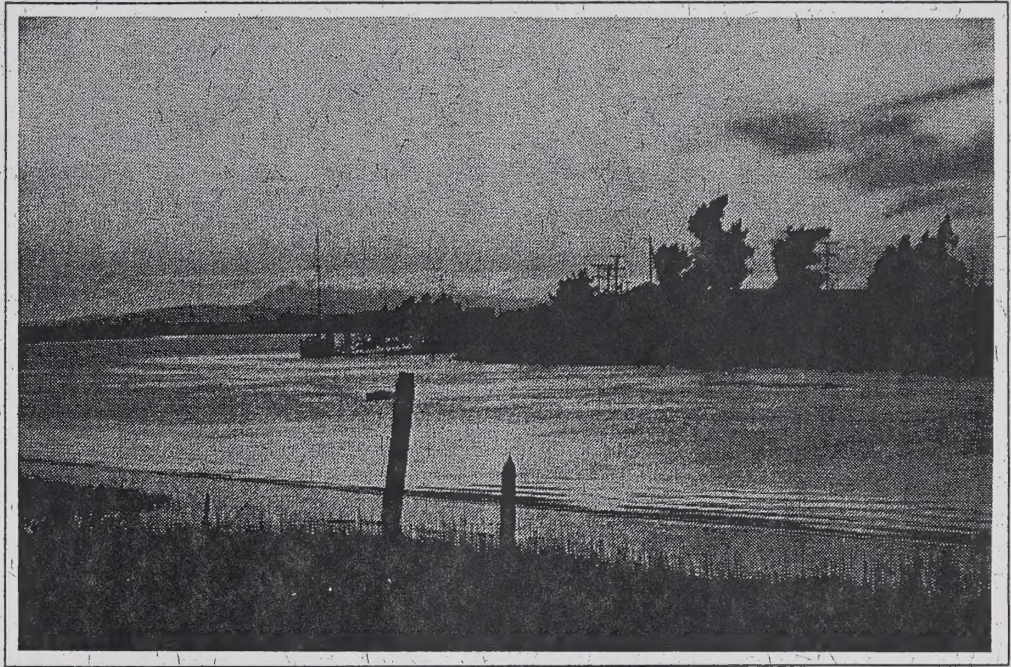
**Responsibility:** City of American Canyon Planning Department in cooperation with the Napa County School District

**Funding Source:** City of American Canyon General Fund and/or development application fees

**Schedule:** Within five years of the General Plan's adoption or as funding permits



# Natural & Historic / Cultural Element









### STATUTORY REQUIREMENTS

California state law requires the preparation of two (2) elements that address a city's environmental resources: the Conservation and Open Space Elements. The American Canyon General Plan combines these elements into the Natural and Historic/Cultural Resources Element, thereby fulfilling all state requirements. The pertinent statutory requirements that shape this element include:

*Government Code Section 65302(d): A conservation element for the conservation, development, and utilization of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources. That portion of the conservation element including waters shall be developed in coordination with any Countywide water agency and with all district and City agencies which have developed, served, controlled, or conserved water for any purpose for the county or City for which the plan is prepared.*

*Government Code Section 65302 (e): An open space element as provided in Article 10.5 (commencing with Section 65560).*

*Government Code Section 655560: "Open space land" is any parcel or area of land or water which is essentially unimproved and devoted to an open space use as defined in this section, and which is designated on a local, regional or State open space plan as any of the following: (1) Open space for the preservation of natural resources. (2) Open space used for the managed production of resources. (3) Open space for outdoor recreation. (4) Open space for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake faults zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality.*



## OPPORTUNITIES AND CONSTRAINTS (ISSUES)

### BIOLOGICAL RESOURCES/HABITAT

The City of American Canyon and its Planning Area contain significant habitats, including wetlands, riparian corridors, mixed hardwood forests, and vernal pools that should be protected and enhanced to maintain both local and regional biological diversity.

### WATER RESOURCES

1. The Planning Area contains several streams and creeks, such as American Canyon Creek, North Slough Creek, and Rio Del Mar Creek, which can contribute to the unique character of the City if they are protected and maintained in their natural state.
2. The Napa River marshlands/wetlands also contribute to the region's unique character.
3. Segments of the American Canyon Creek are currently impacted by residential development. To assure that the natural character of the Creek is not degraded any further, new housing developments planned for the southwestern portion of the City should be designed to protect the Creek's natural water course.

### SOIL RESOURCES

1. There are parcels of land located east of Highway 29 within American Canyon's Planning Area that contain soils which are appropriate for agriculture. Opportunities therefore exist for the protection and enhancement of farmland within the Planning Area.
2. Soil conservation measures are needed to avoid the loss of soil from wind exposure and erosion.

### MINERAL RESOURCES

According to existing data and evidence, there are no known mineral resources in economically viable quantities within the City's Planning Area.

### AESTHETIC RESOURCES & TOPOGRAPHY

The visual resource issues relevant to the General Plan relate to protecting and enhancing existing visual resources, removing features that detract from the appreciation of the region's natural beauty, and developing visual resource guidelines for future development. The primary aesthetic resource issues are as follows:

1. The eastern portion of American Canyon's Planning Area is bounded by hillsides that provide a visual backdrop to the City, which could be degraded by future development if not managed properly.



2. The City has numerous public view corridors of both the eastern foothills and the wetlands.
3. The Highway 29 corridor provides opportunities for enhancing the City's visual quality.
4. Hillsides and ridgelines could be at risk of degradation from insensitive development.

#### ARCHAEOLOGICAL RESOURCES

1. Four (4) prehistoric sites are known to exist within the City of American Canyon according to a records and literature review conducted by the California Archaeological Inventory at Sonoma State University (1991).
2. The Napa County Airport Specific Plan and EIR (1986) identified a number of sites considered highly sensitive due to their potential for supporting archaeological resources. These include Soscol Creek, the Fagan and Sheehy streams, the 20-foot contour elevation at the edge of the Napa River floodplain, sandstone, basaltic, and other rock outcroppings, alluvial deposits, and seasonal wetlands.
3. Without adequate measures to mitigate development impacts, new development may threaten significant archaeological resources.

#### CULTURAL RESOURCES

The City can utilize and build upon the County's cultural database, which is compiled by the Department of Conservation, thereby ensuring that cultural resources throughout the community are not significantly impacted by future development.

#### ENERGY RESOURCES

1. The City has the opportunity to reduce its reliance on automobiles and total vehicle miles traveled, by implementing land use and circulation strategies that reduce the distance between residential and commercial/retail uses.
2. American Canyon has the opportunity to require and/or encourage the use of building design techniques that minimizes heat loss and gain.
3. American Canyon's location and climate make the city a suitable place for the utilization of passive and active solar energy technologies.
4. American Canyon is subject to prevailing winds from the San Francisco Bay and downslope through the valley and canyons providing opportunities for the consideration of wind-generating energy systems.



### OVERVIEW OF NATURAL RESOURCES POLICIES

The policies found within this element of American Canyon's General Plan address the following topics:

1. Protection and preservation of significant flora and fauna.
2. Preservation of American Canyon's aesthetic resources, including ridgelines, canyons and significant public views.
3. Protection of historically and archaeologically significant resources and the recognition of their inherent historic value.
4. Protection of the City's soil and water.
5. Minimization of transportation related energy consumption.
6. Reduction of energy consumption in buildings.
7. Increasing public awareness of energy conservation methods.
8. Increasing the energy efficiency of City operations.



## GOALS, OBJECTIVES AND POLICIES

The following section presents the goals, objectives, and policies related to natural and historic/cultural resources in the City of American Canyon. Implementing programs are referenced at the conclusion of each policy by an "I" and a number in parentheses and are described in the last subsection of the element.

### ALL BIOLOGICAL RESOURCE AREAS

#### Goal

- 8      **Protect and preserve the significant habitats, plants and wildlife that exist in the City and its Planning Area.**

#### Objective

- 8.1      Maintain data and information regarding areas of significant biological value within the Planning Area to facilitate resource conservation and the appropriate management of development.

#### Policies

- 8.1.1      Acquire and maintain the most current information available regarding the status and location of sensitive biological elements (species and natural communities) within the City and, as appropriate, within the Sphere of Influence and Urban Limit Line. (I 8.37)
- 8.1.2      Support, where appropriate, state and federal studies of the Napa River wetlands and riverine systems. (I 8.33)
- 8.1.3      Identify the most effective and regionally appropriate funding mechanisms for the long-term maintenance and protection of significant biological resource areas. (I 8.39)
- 8.1.4      Regularly monitor and review developments proposed within the City's Planning Area to assess their impacts on local biological resources and to recommend appropriate mitigation measures that the developer and/or government agency can implement. (I 8.30, I 8.37, and I 8.38)

#### Objective

- 8.2      Balance the preservation of natural habitat areas, including coastal saltmarsh, mixed hardwood forest, oak savannah, and wetland and riparian habitats, with new development in the City.

#### Policy

- 8.2.1      Land use applications for developments located within sensitive habitats, including coastal saltmarsh, mixed hardwood forest, oak savannah, and riparian habitats (see **Figure 8-1**), or within areas potentially occupied by







vernal pools (see **Figure 8-2**) shall be accompanied by sufficient technical background data to enable an adequate assessment of the potential for impacts on these resources, and possible measures to reduce any identifiable impacts. In addition to examining **Figure 8-1** for information on these sensitive habitats, an on-site assessment shall be conducted by a City approved qualified biologist to determine if sensitive habitats exist on-site.

In instances where the potential for significant impacts exists, the applicant must submit a Biological Assessment Report prepared by a qualified professional. (*1 8.30 and 1 8.38*)

### Objective

- 8.3 Protect natural drainages and riparian corridors within the American Canyon Planning Area.

### Policies

- 8.3.1 Review proposed developments in wetlands and riparian habitats to evaluate their conformance with the following policies and standards:
- a. The development plan shall fully consider the nature of existing biological resources and all reasonable measures shall be taken to avoid significant impacts, including retention of sufficient natural open space and undeveloped buffer zones.
  - b. Development shall be designed and sited to preserve watercourses, riparian habitat, vernal pools, and wetlands in their natural condition, unless these actions result in an unfeasible project, in which case habitat shall be replaced in accord with subsection "g" (below).
  - c. Where riparian corridors are retained, they shall be protected by an adequate buffer with a minimum 100 foot protection zone from the edge of the tree, shrub, or herb canopy (see policy 8.3.2).
  - d. Development shall incorporate habitat linkages (wildlife corridors) to adjacent open spaces, where appropriate and feasible.
  - e. Development shall incorporate fences, walls, vegetative cover, or other measures to adequately buffer habitat areas, linkages or corridors from built environment.
  - f. Roads and utilities shall be located and designed such that conflicts with biological resources, habitat areas, linkages or corridors are avoided where feasible.
  - g. Future development shall utilize appropriate open space or conservation easements in order to protect sensitive species or their habitats.
  - h. Future development shall mitigate unavoidable adverse impacts to waters of the United States, wetlands and riparian habitats (pursuant to the Federal Clean Water Act and the California Fish and Game Code,



## LEGEND

-  City of American Canyon
-  Planning Area
-  Proposed City Urban Limit Line
-  Southern Pacific Railroad

## HABITATS

- 1 Coastal Brackish Marsh
- 2 Serpentine Bunchgrass
- 3 Northern Vernal Pool

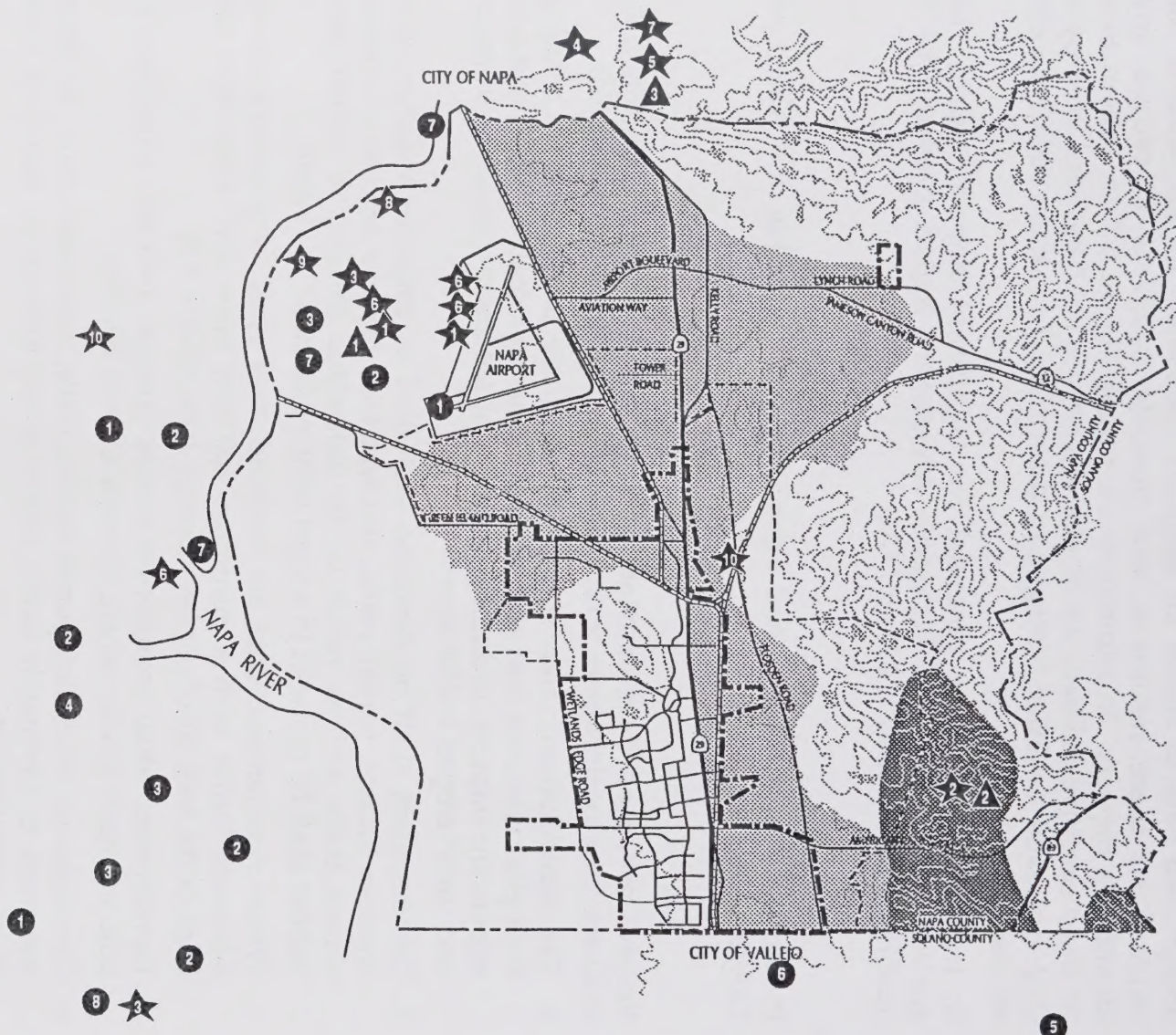
-  Extent of Serpentine Rocks
-  Potential Extent of Vernal Pools (Generalized)

## PLANTS

- 1 *Aster chilensis lentus*
- 2 *Castilleja neglecta*
- 3 *Cordylanthus m. mollis*
- 4 *Downingia humilis*
- 5 *Lasthenia conjugens*
- 6 *Lathyrus j. jepsonii*
- 7 *Legenere limosa*
- 8 *Liliaeopsis masonii*
- 9 *Polygonum maritum*
- 10 *Trifolium amoenum*

## ANIMALS

- 1 California Black Rail
- 2 California Clapper Rail
- 3 Saltmarsh Common Yellowthroat
- 4 Western Snowy Plover
- 5 Golden Eagle
- 6 Burrowing Owl
- 7 Saltmarsh Harvest Mouse
- 8 Suisun Shrew



SOURCE: Envicom Corporation, 1993

Envicom Corporation Graphics



Section 1600 et seq.) by replacement on an in-kind basis. Furthermore, replacement shall be based on a ratio determined by the California Department of Fish and Game and/or Army Corp. of Engineers in order to account for the potentially diminished habitat values of replacement habitat. Such replacement should occur on the original development site, whenever possible. Alternatively, replacement can be effected, subject to state and federal regulatory approval, by creation or restoration of replacement habitats elsewhere (offsite but preferably within the City's Planning Area), protected in perpetuity by provision for an appropriate conservation easement or dedication. (I 8.21, I 8.30, and I 8.38)

- 8.3.2 Prohibit development and grading that alters the biological integrity of the Riparian Corridors as depicted on the Biological Habitats Map, unless no feasible alternative exists or the damaged habitat is replaced with habitat of equivalent value (see **Figure 8-1**).

Development that is permitted within Riparian Corridors shall:

- a. minimize removal of vegetation, erosion, sedimentation and runoff by appropriate protection or vegetation and landscape;
- b. provide for sufficient passage of native and anadromous fish;
- c. minimize wastewater discharges and entrapment;
- d. prevent ground water depletion or substantial interference with surface and subsurface flows;
- e. provide for natural vegetation buffers;
- f. minimize the channelization of streams and other watercourses; and
- g. provide for the enhancement of riparian corridors. (I 8.32)

- 8.3.3 Permit only the following uses within retained Riparian Corridors (see **Figure 8-1**):

- a. education and research, excluding buildings and other structures;
- b. passive (non-motorized) recreation;
- c. trails and scenic overlooks on public land(s) if located outside of undeveloped buffer zones;
- d. fish and wildlife management activities;
- e. necessary water supply projects;
- f. resource consumptive uses as provided for in the Fish and Game Code and Title 14 of the California Administrative Code;
- g. flood control projects where no other methods are available to protect the public safety;
- h. bridges when supports are not in significant conflict with riparian resources; and
- i. underground utilities. (I 8.32)



- 8.3.4 Permit the modification of Riparian Corridor boundaries if it is determined that the existing boundary inappropriately reflects biological, topographical, or hydrological conditions. In such cases, boundary modification shall be based on a site specific study that takes into account field evidence and interpretation of physical and biological data, including: a) the nature and extent of the vegetation, or in the case of disturbed sites, the *potential* vegetation; b) topography, and; c) hydrology. Riparian vegetation shall be defined as those species and species assemblages referable to community classifications whose element codes are between 60000 and 69999 (Riparian Forests, Woodlands, and Scrubs) of the California Natural Diversity Data Base (Holland, 1986). (I 8.38, I 8.4, and I 8.43)
- 8.3.5 Establish a network of open spaces along the City's natural drainages and riparian corridors and link significant biological habitats. Any recreational use of these areas shall be designed to avoid damaging sensitive habitat areas. (I 8.28 and I 8.42)
- 8.3.6 Preserve and integrate the City's natural drainages in new development, as opposed to their channelization or undergrounding, emphasizing opportunities for the development of pedestrian paths and greenbelts along their lengths throughout the City. (I 8.29 and I 8.43)

#### Objective

- 8.4 Protect local vernal pools as well as the habitats of endangered species living within American Canyon's Planning Area.

#### Policies

- 8.4.1 Require that development plans incorporate all reasonable mitigation measures to avoid significantly impacting vernal pools for projects located within American Canyon's Planning Area. (I 8.37 and I 8.38)
- 8.4.2 Preserve, where possible, the habitat of several in-fact endangered species,<sup>1</sup> including those shown on **Figure 8-2** and listed in **Table 8-1**, as well as those that may be considered by the City in the future. (I 8.30, I 8.37, and I 8.38)
- 8.4.3 Encourage activities that improve the biological value and integrity of the City's natural resources through vegetation restoration, control of alien plants and animals, and landscape buffering. (I 8.21)

<sup>1</sup> Rarity, threat and endangerment are considered a matter of fact, not law. Plants or animals can therefore be treated as rare, threatened, or endangered, even if they are not officially listed as such.



**TABLE 8-1****Sensitive Biological Resources****Habitats**

Coastal Brackish Marsh (Element: 52200). Dominated by perennial, emergent, herbaceous monocots up to 2 meters tall. Cover is often complete and dense. May share some plants with freshwater marsh. Typical plants include *Carex* spp., *Typha latifolia*, *Distichlis spicata*, *Juncus* spp., and *Salicornia* spp. Usually occurs at the edges of coastal bays and estuaries or in coastal lagoons. Best developed around Suisun Bay, but also reported at Fagan Marsh.

Northern Vernal Pool (Element: 44100). A low, amphibious, herbaceous community dominated by herbs and grasses. Germination and growth of plants begins with winter rains, and continues through inundation. Just outside of the project area, reported from east of highways 12 and 29, north of Soscol Road, four miles north of Napa Junction.

Valley Needlegrass Grassland (Element: 42110). A midheight grassland dominated by perennial, tussock-forming purple needlegrass (*Stipa pulchra*). Native and introduced annuals and grasses occur between the perennials and may exceed the total cover of the perennials; CDFG considers cover of 10 percent or more of native perennial grasses sufficient to classify as a native grassland. No specific locations reported.

Serpentine Bunchgrass (Element: 42130). An open grassland dominated by native perennial bunchgrasses. Total cover may be low, but is markedly dominated by native species, in contrast to valley needlegrass grassland. Reported from the southeast quadrant of the Plan Area in American Canyon, on four separate slopes.

Wildflower Field (Element: 42300). A collection of herb-dominated communities which are notable for conspicuous annual wildflower displays. Species dominance varies from site to site and from year to year, depending upon conditions and weather. Usually found on poor soils adjacent to grasslands or oak woodlands which occur on more productive sites. No specific locations reported.

**Plants**

Mason's lilaeopsis (*Lilaeopsis masonii*). Status: C2, SR, List 1B. Found in fresh and brackish water marshes and in riparian areas. Occurs on muddy or silty soils formed by tidal action or from stream deposition (from sea level to 25 feet elevation). Located along Napa River from Napa south to the confluence of Steamboat Slough (Ruygt, 1993), where it grows along the riverbank or on wood pilings.

Contra Costa goldfields (*Lasthenia conjugens*). C1, List 1B. Occurs in valley and foothill grasslands where there are vernal pools; up to 700 feet elevation. Reported from just north of Soscol Creek along highways 12 and 29, approximately four miles south of Napa and 0.9 miles east of Soscol historical settlement.

Dwarf dowingia (*Dowlingia humilis*). C3c, List 1B. Occurs in vernal pools in valley and foothill grasslands. Reported just outside the Plan Area from an area 2,200 feet east of the Napa River at Horseshoe Bend; 2.1 miles south of entrance to Napa State Hospital along Highway 29.



**TABLE 8-1 (cont.)**  
Sensitive Biological Resources

Plants (cont.)

- Legenere (*Legenere limosa*). C2, List 1B. Inhabits vernal pools from sea level to 1,400 feet elevation. Reported just outside of the Plan Area from vernal pool 2.4 miles south of Napa State Hospital east of Highway 29.
- Showy Indian clover (*Trifolium amoenum*). C2, List 1A. Occurs in valley and foothill grasslands on serpentine soil. Found in open, sunny locations from sea level to 200 feet elevation. Reported from Buchli Station Road and Napa Junction in 1952. Believed to be extinct; last reported in 1969. Ruygt (1993) suggests that it would be a preferred forage species for cattle.
- Tiburon Indian paintbrush (*Castilleja neglecta*). C1, ST, List 1B. Found on serpentine soils in valley and foothill grasslands. Reported from American Canyon, approximately 0.5 miles east of Flosden Road above old quarry.
- Brewer's dwarf flax (*Hesperolinon breweri*). C2, List 1B. Occurs in serpentine chaparral and foothill grasslands. Found on rocky soils in upper Suisun Valley. No specific locations reported.
- Delta tule pea (*Lathyrus j. jepsonii*). C2, List 1B. Reported in the Plan Area from Fagan Marsh, just north and northeast of Fagan Slough, and also south of Steamboat Slough.
- Marin knotweed (*Polygonum marinense*). C2, List 3. Reported from Cuttings Wharf, Napa River.
- Mount Diablo buckwheat (*Eriogonum truncatum*). C2, List 1A. Occurs in chaparral, coastal sage scrub, and valley-foothill grasslands on dry, exposed clay or rock surfaces. Possibly extinct; last reported in 1940.
- Soft bird's-beak (*Cordylanthus m. mollis*). CR, C1, List 1B. Reported in salt marshes of the Plan Area in vicinity of Fagan and Steamboat Sloughs.
- Suisun marsh aster (*Aster chilensis lentus*). C2, List 1B. Reported in the Plan Area from Fagan Marsh, north and northeast of Fagan Slough.
- Shooting star (*Dodecatheon hendersonii cruciatum*) Locally rare. Ruygt (1993) reports an unusual form with white flowers from the serpentine slopes south of American Canyon Creek.
- Long-petalled iris (*Iris longipetala*). Locally rare. Ruygt (1993) reports this species from the serpentine slopes south of American Canyon Creek.
- Balsamroot (*Balsamorhiza m. macrolepis*). List 3. Ruygt (1993) reports this species from the serpentine slopes south of American Canyon Creek.
- Monardella (*Monardella douglasii*). Locally rare. Ruygt (1993) reports this species from the serpentine slopes south of American Canyon Creek. Species needs further taxonomic investigation.



**TABLE 8-1 (cont.)**  
**Sensitive Biological Resources**

Plants (cont.)

San Joaquin saltbush (*Atriplex joaquiniana*=*A. patula spicata*). C2, List 3. Ruygt (1993) reports the occurrence of this species from the marshlands of American Canyon Creek.

Invertebrates

California freshwater shrimp (*Syncaris pacifica*). FE, SE. Endemic to Napa, Mendocino, and Marin counties. Occurs on low gradient streams where there is heavy to moderate riparian cover. Inhabits shallow pools away from main flows, and spends winters in undercut banks with exposed roots. Often attaches to leaves hanging in water during summer. Known from Huichica Creek, a tributary to the Napa River.

Reptiles and Amphibians

Northwestern pond turtle (*Clemmys m. marmorata*). Locally uncommon. Inhabitant of ponds, marshes, rivers, streams and irrigation ditches that have a rocky or muddy bottom and are grown to watercress, cattails, etc., May be seen basking on logs, cattail mats and mudbanks from February to mid-November. Sometimes wandering considerably from aquatic habitats into grassland and forest.

California tiger salamander (*Ambystoma tigrinum californiense*). Proposed FE, CSC. Most common in annual grasslands or grassy understory of hardwood habitats. Most populations occur below 1,000 feet elevation. Adults spend most of the year in underground refugia (e.g. ground squirrel burrows). Lays eggs in vernal pools or other temporary water sources; rarely uses streams.

California red-legged frog (*Rana aurora draytonii*). C1, CSC. Found in quiet pools of streams, marshes, and ponds. Prefers shorelines with extensive aquatic vegetation, and is rarely found far from aquatic habitat. Breed from January to July, depending upon location. Susceptible to stream alterations and introduced exotic species (bullfrogs, sunfish).

Foothill yellow-legged frog (*Rana boylei*). CSC. Occurs in or near rocky streams in a variety of habitats from hardwoods to chaparral to coniferous forest. May be observed basking on rocks in warm weather, but seeking cover during cold spells. Never found away from permanent water sources. Breeding from mid-March to May, depending upon conditions, but usually after flooding rains have ended.

Animals

California horned lizard (*Phrynosoma coronatum frontale*). CSC. Found in open areas, especially where sandy soils and harvester ants are found, below 4,000 feet elevation. Prefers valley-foothill hardwood, conifer and riparian, and annual grassland habitats.

Alameda whipsnake (*Masticophis lateralis euryxanthus*). C1, CT. Prefers mixed chaparral, chamise-redshanks chaparral, and valley-foothill riparian habitats. Active diurnally from March to November.



**TABLE 8-1 (cont.)**  
Sensitive Biological Resources

Animals (cont.)

Birds

Black-shouldered kite (*Elanus caeruleus*). CP, SA (breeding). Uncommon resident in coastal and valley lowlands, rarely very far from agricultural areas. Winter roosts may consist of a hundred kites or more. Requires fairly dense stands of broad-leaved deciduous trees for nesting.

Northern harrier (*Circus cyaneus*). CSC (breeding). Nests in shrubby vegetation, usually at the edge of a marsh, and occasionally in grasslands, sagebrush flats, and croplands away from water. More widespread in winter, especially in the south. Soars low over open habitats searching for mice and other rodents. Known to nest in the vicinity of the Planning Area, especially near the Napa River and surrounding agricultural lands.

Cooper's hawk (*Accipiter cooperi*). CSC (breeding). Nests in riparian and oak woodlands with suitable foraging habitat nearby. Breeding populations are uncommon and local, much reduced from former densities. Wintering numbers are much higher than breeding populations, although these too are much lower than in previous decades. Declines are due to habitat loss, mainly of lowland riparian areas.

Sharp-shinned hawk (*Accipiter striatus*). CSC (breeding). Formerly a common nester in much of northern California, but records of nesting have become scarce. Much more common as a winter visitor, although these numbers are also much lower than in previous decades. Declines are the result of logging, habitat loss, and falconry. Not expected to nest in the Planning Area, but may occur in winter.

Ferruginous hawk (*Buteo regalis*). C2 (wintering). Uncommon winter visitor and migrant at lower elevations. Found in open grasslands, agricultural fields, and low foothills where it often perches on the ground. Does not nest in California, but wintering numbers have declined and may be the result of conversion of wintering habitat to agriculture or development, and poisoning of rodents.

Golden eagle (*Aquila chrysaetos*). CSC, CP, protected under the Federal Bald Eagle Protection Act. Forages in a number of open habitat types, such as grasslands, chaparral, and oak woodlands. Nesting requirements are more specific, including vertical rock faces with ledges or large trees with foraging habitat nearby. The CDFG's Rarefind application reports a successful nesting east of Vallejo in 1989, with other nesting attempts in 1988 and 1991.

Peregrine falcon (*Falco peregrinus*). FE, SE, CP. Frequents bodies of water in open areas, such as marshes, mudflats, and riverbanks. Nests on high cliffs, banks, dunes, or even snag cavities, near lakes, rivers, or other water. Nesting in the area is possible, especially along the Napa River and San Pablo Bay.

Prairie falcon (*Falco mexicanus*). CSC. Uncommon permanent resident of grasslands, savannahs, rangeland, and some agricultural areas. Nests on rock faces or in the abandoned stick nests of ravens or other birds of prey, overlooking foraging habitat. More widespread in winter than during breeding as juveniles visit coastal areas, the Central Valley, and Owens Valley.



**TABLE 8-1 (cont.)**  
**Sensitive Biological Resources**

Birds (cont.)

California black rail (*Laterallus jamaicensis coturniculis*). CT, C1. Scarce permanent resident of saline, brackish and freshwater emergent wetlands. Some post-breeding movement is noted in California, but most are sedentary. Declines due to loss of habitat and increasing susceptibility to predation from non-native predators (domestic cats, red fox) and predators more tolerant of human activity. Several records from the project vicinity, including several locations along the Napa River such as White Slough immediately west of Vallejo and Fagan Slough west of the Napa County Airport.

California clapper rail (*Rallus longirostris obsoletus*). FE, SE. Limited to saline and brackishwater areas in and around San Francisco, Monterey, and Morro Bays. Found in emergent wetlands dominated by pickleweed and cordgrass, with shallow water and mudflats for foraging. Records for the Plan Area at Fagan Slough.

Western snowy plover (*Charadrius alexandrinus nivosus*). C2, CSC. Nests on sandy, marine shorelines, and occasionally at salt ponds and alkali lakes. Winters in similar habitat over a larger area than occupied for nesting. Three nests were observed in 1975 in the Napa River delta, but were not present in 1978.

Burrowing owl (*Athene cunicularia*). CSC. Permanent resident of dry grassland and desert habitats, and in successional stages of pinyon-juniper and ponderosa pine forests. Nests in the burrows of larger mammals, especially ground squirrels, and is rarely found in areas where ground squirrels do not occur. Declines are likely due to habitat loss and poisoning of ground squirrels. A few colonies are noted from the lower slopes of Sulphur Springs Mountain, although at least one has been extirpated and another is threatened by golf course development. It is likely that other colonies persist in the region.

Long-eared owl (*Asio otus*). CSC. Requires riparian habitat or other thickets, such as live oaks, with small, dense canopies for roosting and nesting. Uses old hawk, magpie, or raven nests for its own breeding. Known to nest in the Plan Area vicinity.

Purple martin (*Progne subis*). CSC (breeding). A rare to uncommon, local summer resident in a variety of low elevation, woodland habitat, including valley-foothill hardwood, riparian, and coniferous forests. Eliminated from much of its previous range by habitat loss and competition for nest cavities with European starlings and house sparrows. May nest in the eastern portion of the Planning Area in the low foothills of Sulphur Springs Mountain.

Loggerhead shrike (*Lanius ludovicianus*). C2. Resident of open and semi-open habitat throughout the lowlands of California; may invade agricultural areas in winter. A minimal amount of taller vegetation is necessary for hunting perches.

Yellow warbler (*Dendroica petechia brewsteri*). CSC (breeding). Summer resident of tall riparian woodlands with dense willows, cottonwoods, alders, etc. Decline of this species is attributable to nest parasitism by brown-headed cowbirds and habitat loss.



**TABLE 8-1 (cont.)**  
Sensitive Biological Resources

Birds (cont.)

Saltmarsh common yellowthroat (*Geothlypis trichas sinuosa*). C2. A resident of fresh and saltwater marshes in the San Francisco Bay region. Requires dense emergent vegetation for foraging, and nests in tall grasses, tule patches, and willows. Several populations known from the Napa River delta.

Yellow-breasted chat (*Icteria virens*). CSC (breeding). Summer resident in riparian thickets with dense, brushy understory. Declines are likely due to habitat loss and nest parasitism by cowbirds. Remsen (1978) indicates that chats were fairly common but declining in Napa and Sonoma counties.

Mammals

Suisun shrew (*Sorex ornatus sinuosus*). C1, CSC. Restricted to the tidal marshes on the northern shores of San Pablo and Suisun bays. Inhabits dense, low-lying vegetation of *Spartina*, *Salicornia*, and other emergent plants. Driftwood and litter above mean high tide level is required for nesting. Declines are due to the separation of tidal marshes from upland refugia necessary during flooding, mismanagement of refuges in not providing refuge from flood. This species is not likely to occur in the Planning Area as it is very limited in distribution.

Townsend's western big-eared bat (*Plecotus t. townsendii*). CSC. Occupies a variety of communities including coastal coniferous forest, oak and conifer woodlands, grasslands and deserts. Most common in mesic sites. Habitat must include appropriate roosting, maternity, and hibernation sites free from human disturbance. Townsend's big-eared bats are known to abandon roost sites after one visit by humans and to not return.

Pallid bat (*Antrozous pallidus*). SA. Occupies a wide variety of habitats, including grasslands, shrublands, woodlands and forests at all elevations except the highest parts of the Sierra Nevada. Most common in open, dry habitats with rocky areas for roosting. Not migratory, but some post-breeding dispersal is noted, and daily movement to and from hibernacula occurs.

Salt marsh harvest mouse (*Rheithrodontomys raviventris*) FE, CE. Found only in saline, emergent wetlands of San Francisco Bay and its tributaries. Nearly restricted to *Salicornia* habitat, but may use adjacent grasslands if cover is dense. Primary food source is *Salicornia* and saltgrass. Requires higher ground to escape periodic flooding. Records for the Plan Area at Fagan Slough.

Ringtail (*Bassariscus astutus*). CP. Widely distributed permanent resident of various riparian habitats and in brush stands of most forests. Rarely encountered and little is known about its abundance and distribution.

Badger (*Taxidea taxus*). CSC. Occupies a diversity of habitats, especially grasslands, savannahs, and mountain meadows. Distribution is limited by the presence of adequate food (burrowing rodents), friable soils, and open, uncultivated ground. Declines are likely due to a combination of factors including trapping, poisoning of ground squirrels, hunting, loss of habitat, and habitat fragmentation.



**Objective**

- 8.5 Protect the designated oak savannah, mixed hardwood forest and coastal saltmarsh within American Canyon's Planning Area.

**Policy**

- 8.5.1 Require that development plans fully consider the presence of biological resources and take all reasonable measures to avoid significant impacts within designated oak savannah, mixed hardwood forest and coastal saltmarsh zones as indicated on **Figure 8-1**. (I 8.12)

**Objective**

- 8.6 Educate the public about American Canyon's biological resources.

**Policy**

- 8.6.1 Encourage educational programs that:
- a. promote awareness of local biological resources;
  - b. inform about protection and preservation programs;
  - c. foster community attitudes and behaviors that help protect local plants and wildlife; and
  - d. encourage community involvement in protection programs. (I 8.52)

**WATER RESOURCES**

**Goal**

- 8A Maintain the quality of surface and subsurface water resources within the City of American Canyon and its Planning Area.

**Objective**

- 8.7 Ensure that the natural character of streams and creeks is maintained.

**Policies**

- 8.7.1 Preserve American Canyon Creek, Fagan Creek and Sheehy Creek within their natural waterways. (I 8.32 and I 8.43)
- 8.7.2 Incorporate the region's streams and creeks into proposed development plans to help impart a unique character to the City and Planning Area. (I 8.32, I 8.42, and I 8.43)

**Objective**

- 8.8 Prevent degradation of surface water quality due to erosion.



### **Policy**

- 8.8.1 Minimize the impacts of land erosion on water resources within the City and on locations downstream within the Planning Area, including the Napa River and wetlands, by requiring the channeling of site runoff into appropriate drainage systems and the stabilizing of soils in accordance with policies 8.14.1 through 8.14.5 and soils hazards policies 9.4.1 through 9.4.8. (I 8.14, I 8.15, I 8.24, I 8.27, and I 8.31)

### **Objective**

- 8.9 Prevent development from degrading the ground water and surface water resources in American Canyon's Planning Area.

### **Policies**

- 8.9.1 Require that new development be connected and served by the sanitation collection and treatment system in accordance with the wastewater disposal and solid waste sections of the **Utilities Element**. (I 8.25)
- 8.9.2 Prohibit the discharge of toxins and other pollution into watershed drainages and groundwater basins. (I 8.1, I 8.24, and I 8.25)
- 8.9.3 Prohibit private well drilling within the American Canyon city limits. (I 8.20)

## **SOIL RESOURCES**

### **Goal**

- 8B Promote the preservation of American Canyon's soil resources by protecting areas that are suitable for agricultural uses or buffer zones.

### **Objective**

- 8.10 Encourage the preservation of existing agricultural operations except where designated for urban uses.

### **Policies**

- 8.10.1 Establish minimum parcel size standards that retain and are compatible with viable agricultural land uses. (I 8.41)
- 8.10.2 Capitalize on local agricultural resources, assets, and history. (I 8.34 and I 8.41)
- 8.10.3 Encourage the expansion of agriculture in general and the wine industry in particular within American Canyon's Planning Area. (I 8.34 and I 8.41)

### **Objective**

- 8.11 Minimize conflicts between agricultural and urban land uses.



### Policies

- 8.11.1 Limit incompatible uses (including schools, hospitals, and high density residential development) near agriculture. (I 8.16)
- 8.11.2 Require new development to have structural setbacks that respect agricultural operations. (I 8.16)
- 8.11.3 Developers shall be responsible for mitigating impacts upon nearby agriculture. Setbacks and buffers shall be provided by the developer and projects shall not encroach upon productive agricultural areas. (I 8.16)

### Objective

- 8.12 Minimize impacts of development on agricultural uses.

### Policies

- 8.12.1 Adopt a policy requiring home buyers to be notified of agricultural operations on nearby sites. (I 8.18)
- 8.12.2 Consider agricultural productivity when reviewing general plan amendments and rezoning proposals. (I 8.19)

### Objective

- 8.13 Maintain an open space buffer around the City.
- 8.13.1 Encourage the preservation of agricultural uses on the City's periphery through the creation of a permanent greenbelt. (I 8.11, I 8.17, I 8.26, I 8.28, and I 8.41)
- 8.13.2 Locate buffer zones between urban areas and agriculturally designated or utilized land. (I 8.11, I 8.21, I 8.26, and I 8.28)

### Objective

- 8.14 Minimize soil erosion problems resulting from development activities.

### Policies

- 8.14.1 Require that development applicants submit an erosion control plan which demonstrates that the "integrity" of the soil resources will be maintained and that no advance impacts on adjacent properties or downstream water resources will occur either during or after construction. (I 8.13, I 8.14, I 8.15, I 8.24, I 8.27, and I 8.31)
- 8.14.2 Require that erosion control measures be implemented and maintained prior to the rainy season. (I 8.13)



- 8.14.3 Require the implementation of construction erosion control measures prior to initiation of grading activities. Additionally, require that these measures remain in place until permanent measures are installed (I 8.14)
- 8.14.4 Periodically revise the grading and subdivision ordinances with regard to special precautions that minimize soil erosion by incorporating provisions relating to surface drainage and restoration of the natural drainage surface, the attenuation of slope instability, reductions in the amount of impermeable surface, and techniques that enhance local water recovery. (I 8.15)
- 8.14.5 Establish standards for permanent revegetation of graded areas, including manufactured slopes. (I 8.15)

## MINERAL RESOURCES

### Goal

- 8C Maintain proper management of designated mineral extraction areas to meet the needs of the City while ensuring adequate reclamation of those sites.

### Objective

- 8.15 Permit extraction of significant mineral resources, such as borrow material,<sup>2</sup> as an interim use prior to development.

### Policies

- 8.15.1 Permit the extraction of mineral resources in designated resource areas (see **Figure 8-3**). (I 8.44)
- 8.15.2 Require that specific development proposals for mineral extraction, including borrow material, be subject to discretionary approval by the City. (I 8.2)
- 8.15.3 Require that all proposed mineral extraction projects be consistent with the Surface Mining and Reclamation Act. (I 8.45, I 8.46, and I 8.47)
- 8.15.4 Ensure that resource extraction operations are designed to maintain the integrity of significant viewsheds, hillsides and aesthetic resources as designated by the City in the Aesthetic Resources Policies (see Section D of this Element). (I 8.45, I 8.46, and I 8.47)
- 8.15.5 Require that access roads to resource extraction areas meet noise, dust, erosion and grading standards to minimize adverse impacts to adjacent residential and commercial areas. (I 8.45, I 8.46, and I 8.47)

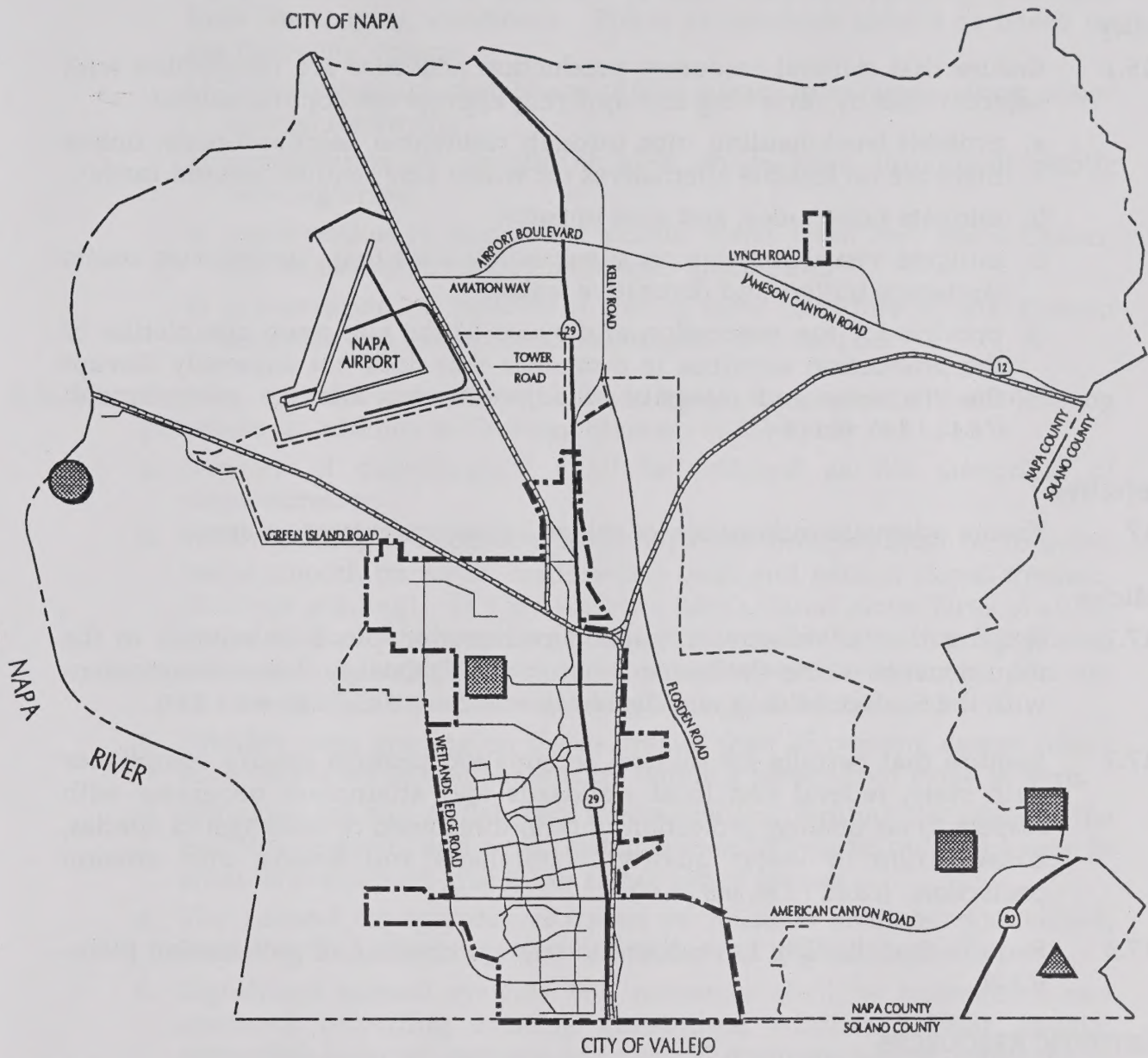
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<sup>2</sup> Borrow material: earth material taken (excavated) from one location (borrow pit) and transported to another location for use as a construction material.



# American Canyon

## GENERAL PLAN



### LEGEND

- |  |                                |  |                                |
|--|--------------------------------|--|--------------------------------|
|  | City of American Canyon        |  | Sand, Gravel and Rock Products |
|  | Planning Area                  |  | Salt Operations                |
|  | Proposed City Urban Limit Line |  | Mercury - Mine                 |
|  | Southern Pacific Railroad      |  |                                |

SOURCE: Envicom Corporation, 1993

Envicom Corporation Graphics

### MINERAL DEPOSITS

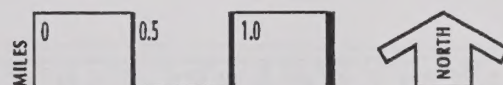


FIGURE 8-3



**Objective**

- 8.16 Ensure compatibility between mineral extraction activities and adjacent uses.

**Policy**

- 8.16.1 Ensure that mineral resources production activities are compatible with adjacent uses by reviewing and applying appropriate conditions that:
- a. prohibit truck-hauling trips through residential neighborhoods, unless there are no feasible alternatives (in which case require covered loads);
  - b. mitigate noise, odor, and dust impacts;
  - c. mitigate visual impacts on surrounding uses (e.g., incorporate onsite landscape buffers and decorative walls);
  - d. provide for the restoration and reuse of the site upon completion of the production activities in a manner that does not adversely disrupt the character and integrity of adjacent uses and the environment. (I 8.45, I 8.46, and I 8.47)

**Objective**

- 8.17 Ensure adequate reclamation of mineral resource extraction areas.

**Policies**

- 8.17.1 Require that all mineral extraction reclamation plans be subject to the requirements of the California Environmental Quality Act and consistent with the Surface Mining and Reclamation Act. (I 8.45, I 8.46, and I 8.47)
- 8.17.2 Require that permits for mineral reclamation projects specify compliance with state, federal and local standards and attainment programs with respect to air quality, protection of rare, threatened or endangered species, conservation of water quality, watersheds and basins, and erosion protection. (I 8.45, I 8.46, and I 8.47)
- 8.17.3 Require that the City have discretionary approval of all reclamation plans. (I 8.2)

**AESTHETIC RESOURCES**

**Goal**

- 8D Maintain the natural visual character of the City.

**Objective**

- 8.18 Maintain American Canyon's visual quality and character by preserving significant hillside and aesthetic resources.



**Policies**

- 8.18.1 Prohibit development along ridgelines and related significant land forms within the City and (in consultation with the County) the Planning Area:
- a. Site development to prevent disruption of skyline topography as seen from lower lying viewsheds. Points of reference should be based on the following criteria:
    - 1) preservation of significant public views from areas along major arterial roadways;
    - 2) preservation of significant view sheds from prominent public viewing areas;
    - 3) preservation of significant public views from the Town Center, parks, and other major public open spaces; and
    - 4) preservation of significant public view corridors to the Eastern Foothills and Coastal Brackish Marsh. (I 8.3 and I 8.22)
- 8.18.2 Require that development in hillside areas comply with the following principles (in addition to **Geology Element Policy 9.4.2**):
- a. Density of development shall be reduced as the steepness of slope increases.
  - b. When grading is necessary, slope tops and bottoms shall be rounded and a smooth transition made where built and natural slopes intersect (contour grading). Highly visible manufactured slope faces shall be varied and made to appear as natural as possible, avoiding flat planed surfaces, long straight embankments and repetitive terracing. The use of state-of-the-art landform grading concepts is encouraged.
  - c. Prohibit mass grading on slopes greater than 25 percent; except where such slopes are isolated anomalies within a generalized slope pattern.
  - d. Minimize the size of flat pads in site grading, limiting flat areas to the building footprint and a reasonable amount of related outdoor space, in areas where natural grades are 15 percent or greater.
  - e. The natural topographic character of hillsides shall be maintained, including ridgelines, rounded hill forms and angled slopes.
  - f. Significant natural systems and resources shall be maintained and restored, including existing vegetation, wildlife habitat, special geological features, canyons and natural drainage swales, steep slopes and important historic or cultural features.
  - g. Encourage the use of materials that complement their setting.
  - h. Buildings in hillside areas shall be designed to a scale and form that complement hillside character. Building forms, including roof lines, shall step with hill forms to minimize the visibility of building profiles on slopes. As a general rule, gabled roof ridgelines should be angled to follow the same direction of contour lines, thus reducing the exposure



of gable roof ends and the primary building mass when viewed from a distance.

- i. Design retaining walls with smooth, flowing forms that follow topographical lines, thereby minimizing long straight stretches and sharp angular forms. Minimize the height of retaining walls by terracing hillsides.
- j. Plant all hillside slopes with drought-tolerant species to soften the visual impact of grading, retaining walls, buildings and roads. All manufactured slopes shall be revegetated with ground cover, shrubs and trees, and follow a planting pattern similar to the natural vegetation patterns in the area.
- k. Arrange trees and shrubs in informal masses to produce a textured slope similar to natural chaparral. (I 8.3 and I 8.4)

8.18.3 Map the Planning Area's slopes and designate parcels with slopes over 15 percent for inclusion in a new Hillside Development Ordinance. (I 8.3 and I 8.4)

## CULTURAL RESOURCES

### Goal

8E To promote the preservation and restoration of the sites, structures and districts that have architectural, historical, archaeological and/or cultural significance to the City of American Canyon.

### Objective

8.19 Ensure that the City's historically and archaeologically significant resources are protected in a manner that preserves and/or enhances the resources' inherent historic value.

### Policies

8.19.1 Conduct a comprehensive survey of archaeological and cultural resources and historic vegetation that is based on established criteria and encompasses the entire City and its Sphere of Influence. (I 8.40)

8.19.2 Adopt a Preservation Ordinance that will authorize the City to designate appropriate vegetation or archaeological sites deemed to be of historic, archaeological, or cultural significance an American Canyon City Historic Point, Site or District. Such an ordinance shall conform to state and federal criteria for establishing a preservation ordinance. (I 8.5, I 8.48, and I 8.49)

8.19.3 Explore various methods for the future preservation of historic vegetation and archaeological and cultural resources. For example, consider establishing "receiver site" and "adopt a building" programs to preserve



historic structures that must be removed from their sites. Additionally, consider utilizing the Secretary of the Interior Standards for Historic Rehabilitation and standards and guidelines prescribed by the State Office of Historic Preservation as the architectural and landscape design standards for rehabilitation, alteration, or additions to sites containing historic resources in order to preserve these structures in a manner consistent with the sites' architectural and historic integrity. (I 8.48 and I 8.49)

- 8.19.4 Through the design review process, encourage compatibility between new development and existing adjacent historic structures in terms of scale, massing, building materials and general architectural treatment. (I 8.29)
- 8.19.5 Require that all City-owned properties designated as historic resources are maintained in a manner that is aesthetically and/or functionally compatible with such resources. (I 8.29 and I 8.48)

### Objective

- 8.20 Provide incentives to private owners of historic resources to maintain and/or enhance their properties in a manner that will conserve the integrity of such resources in the best possible condition.

### Policies

- 8.20.1 Establish a program of historic preservation incentives that incorporates elements such as tax benefits provided by the 1981 Tax Revenue Act or any amended version of said act; the waiver of building permit fees for small property owners of historic resources; and flexible building code requirements. (I 8.49)
- 8.20.2 Consider the waiver of building permit fees for small property owners with historic resources who are unable to benefit from other government programs for the rehabilitation, alteration or reuse of their structure(s), provided that they rehabilitate their historic resources in accordance with established historic preservation guidelines. (I 8.49)
- 8.20.3 Consider allowing flexibility in building code requirements for the rehabilitation of historic structures as specified in State Historical Building Code Part 8, Title 24 if these structures are rehabilitated in accordance with established historic preservation guidelines. (I 8.5 and I 8.49)
- 8.20.4 Prohibit demolitions if other alternatives exist that enable a property owner to sensitively add to the existing structure, or develop an accompanying building on the site that allows property development rights to be realized. Variances of setbacks, heights and parking requirements should be given to make the preservation of an existing historic building feasible when no other reasonable alternative exists. (I 8.49)



- 8.20.5 Encourage appropriate adaptive reuse of historic resources such as the Basalt Plant in order to prevent misuse, disrepair and demolition, taking care to protect surrounding neighborhoods and/or agricultural land from incompatible uses. (I 8.49)

**Objective**

- 8.21 Promote community appreciation of American Canyon's unique history and community involvement in its retention and preservation.

**Policies**

- 8.21.1 Promote the formation and maintenance of neighborhood organizations and foster the creation of neighborhood conservation programs, giving special attention to transitional areas. (I 8.50 and I 8.53)
- 8.21.2 Encourage the creation of a Chamber of Commerce to promote the City's historic resources in visitor and tourist oriented brochures as the City grows and develops. (I 8.50)

**ENERGY RESOURCES**

**Goal**

- 8F Reduce consumption of nonrenewable energy sources and support the development and utilization of new energy sources.

**Objective**

- 8.22 Minimize transportation-related energy consumption.

**Policies**

- 8.22.1 Encourage the development of mixed use, pedestrian friendly employment/residential centers that help minimize vehicle trips in American Canyon and contribute to a reduction in energy consumption. (I 8.7 and I 8.10)
- 8.22.2 Encourage the clustering of residential structures. (I 8.7 and I 8.10)
- 8.22.3 Require that Development Plans provide for linkages between bicycle and pedestrian circulation systems and transit and employment centers, in accordance with established areawide plans. (I 8.7 and I 8.10)
- 8.22.4 Maintain a system of traffic signals and controls that minimizes waiting time and vehicle speed changes on through routes. (I 8.37)
- 8.22.5 Require that Development Plans provide for High-Occupancy Vehicles (HOV) and public transportation, where feasible, through the provision of



appropriate transit areas and park-and-ride locations along public transportation routes. (I 8.8 and I 8.10)

**Objective**

8.23 Reduce energy consumption in buildings.

**Policies**

8.23.1 Require that developers employ energy-efficient subdivision and site planning methods as well as building design. Measures to be considered include building orientation and shading, landscaping, building reflectance, use of active and passive solar heating and hot water system, etc. In establishing these energy related design requirements, the City shall balance energy efficient design with good planning principles. (I 8.7, I 8.9, and I 8.10)

8.23.2 Require that new City buildings be energy efficient. (I 8.7 and I 8.35)

**Objective**

8.24 Increase public awareness of energy conservation needs and means in order to encourage informed choices about energy conservation by the general public.

**Policies**

8.24.1 Cooperate with local utilities to provide energy conservation information to the public. (I 8.35 and I 8.51)

8.24.2 Develop public and/or public-private energy conservation educational programs for City employees and the public. (I 8.35 and I 8.51)

**Objective**

8.25 Increase the energy efficiency of City operations to save energy, reduce municipal costs, and provide an example to the private sector.

**Policies**

8.25.1 Introduce concepts of energy efficiency and life cycle costing to City planning and operating decisions and to the design of all major City facilities. (I 8.7, I 8.8, I 8.9, and I 8.35)

8.25.2 Work with other agencies and utility companies to develop safe, economical and renewable energy resources. (I 8.35)

8.25.3 Consider participating in energy conservation demonstration projects and promoting the use of treatment technologies that provide for the reuse of waste and water treatment by products, such as sludge and methane gas. (I 8.51)



**IMPLEMENTATION PROGRAMS**

The following programs implement the Natural and Historic/Cultural Resources policies contained in the preceding subsection of this element. The capital "I" and the number preceding each program are referenced by the policies that they implement.

**CODES/ORDINANCES**

- I 8.1      Enforce American Canyon's building and zoning codes that prohibit any projects within the City's jurisdiction to discharge toxins and other pollutants into watershed drainages and ground water basins.  
**Responsibility:** City of American Canyon Planning Department and County Department of Environmental Management  
**Funding Source:** City of American Canyon General Fund  
**Schedule:** Ongoing, as required
- I 8.2      Revise City ordinances to require that all mineral extraction and reclamation proposals undergo a discretionary review process by the City.  
**Responsibility:** City of American Canyon Planning Department  
**Funding Source:** City of American Canyon General Fund and/or any other available funding sources approved by the City  
**Schedule:** Within 18 months of the General Plan's adoption or as funding permits
- I 8.3      Create and adopt a Hillside Development Ordinance that incorporates density standards and ridgeline preservation, site design, slope revegetation and architectural guidelines that are consistent with those found in policies 8.18.1 and 8.18.2.  
**Responsibility:** City of American Canyon Planning Department  
**Funding Source:** City of American Canyon General Fund and/or any other available funding sources approved by the City  
**Schedule:** Within 18 months of the General Plan's adoption
- I 8.4      Revise the municipal code and/or establish pertinent design guidelines to implement aesthetic resource standards and policies.  
**Responsibility:** City of American Canyon Planning Department  
**Funding Source:** City of American Canyon General Fund and/or any other available funding sources approved by the City  
**Schedule:** Within 18 months of the General Plan's adoption
- I 8.5      Create and adopt a Natural and Historic/Resources Preservation Ordinance that conforms to existing state and federal criteria and allows the City to protect resources deemed to be historically, archaeologically or culturally significant.





# LEGEND

- |  |                                |  |                                                    |
|--|--------------------------------|--|----------------------------------------------------|
|  | City of American Canyon        |  | Agriculture, including disturbed areas             |
|  | Planning Area                  |  | Mixed Hardwood Forest                              |
|  | Proposed City Urban Limit Line |  | Oak Savannah                                       |
|  | Southern Pacific Railroad      |  | Eucalyptus Forest                                  |
|  | Riverine                       |  | Urbanized, Residential/Commercial/Industrial/Other |
|  | Coastal Saltmarsh              |  | Riparian Woodland/Forest                           |
|  | Coastal Prairie                |  | Other Riparian and Blue-Line Steams                |

*American Canyon*  
GENERAL PLAN

SOURCE: Envicom Corporation, 1993

Envicom Corporation Graphics

BIOLOGICAL HABITATS









**Responsibility:** City of American Canyon Planning Department  
**Funding Source:** City of American Canyon General Fund and/or any other available funding sources approved by the City  
**Schedule:** Within 18 months of the General Plan's adoption

- I 8.6 Consider adopting the State of California Historic Building Code to accommodate the rehabilitation of historic and older structures.

**Responsibility:** City of American Canyon Planning Department  
**Funding Source:** City of American Canyon General Fund and/or any other available funding sources approved by the City  
**Schedule:** Within 18 months of the General Plan's adoption or as funding permits

- I 8.7 Require energy efficient site and building design in all new development consistent with the requirements of Title 24 of the California Administrative Code.

**Responsibility:** City of American Canyon Community Development Department  
**Funding Source:** Developer  
**Schedule:** Ongoing as development projects are submitted or as funding permits

- I 8.8 Allow for the use of alternative energy systems provided that they meet all public safety, health, welfare and design requirements and are proven to be reliable. If necessary, backup systems should be required.

**Responsibility:** City of American Canyon Community Development Department  
**Funding Source:** Developer  
**Schedule:** Ongoing as development projects are submitted or as funding permits

- I 8.9 Enforce existing energy conservation provisions and establish additional energy performance requirements in the building code as new information becomes available. Measures to be considered include: building orientation and shading, active and passive solar heating and hot water systems, insulation of water heater and pipes, roof, wall and floor insulation, solar swimming pool heater, setback thermostats, double-pane windows, etc.

**Responsibility:** City of American Canyon Community Development Department  
**Funding Source:** City of American Canyon General Fund and/or development application fees  
**Schedule:** Ongoing as development projects are submitted or as funding permits



- I8.10 Revise the Zoning Ordinance to reflect energy related development standards and allow for mixed use development where appropriate.  
**Responsibility:** City of American Canyon Community Development Department  
**Funding Source:** City of American Canyon General Fund and/or any available funds approved by the City  
**Schedule:** Within 18 months of the General Plan's adoption
- I8.11 Require that developments sited along natural drainages and riparian corridors dedicate easements to the City, master homeowners association, or other responsible party to establish a network of open spaces throughout American Canyon. These open spaces shall assure that significant biological habitats are linked together and protected from degradation and shall be used only for recreational use (e.g., pedestrian paths).  
**Responsibility:** City of American Canyon Planning Department  
**Funding Source:** City of American Canyon General Fund  
**Schedule:** Ongoing as applications for development are submitted
- I8.12 The building, zoning and grading codes shall be amended to prohibit development within designated oak savannah, mixed hardwood forest and coastal saltmarsh zones.  
**Responsibility:** City of American Canyon Planning Department  
**Funding Source:** City of American Canyon General Fund  
**Schedule:** Review and modify, where appropriate, the building, zoning and grading codes within 18 months of General Plan adoption
- I8.13 Amend the City's zoning ordinance to require the implementation of erosion control measures prior to the rainy season, which is defined as November through April.  
**Responsibility:** City of American Canyon Planning Department  
**Funding Source:** City of American Canyon General Funds  
**Schedule:** Within 12 months of the General Plan's adoption
- I8.14 Amend the City's building and grading codes so they require the installation of construction erosion control measures prior to initiation of grading activities. Additionally, the building codes shall be amended to require that these erosion control measures remain in operation until permanent erosion control measures are in place.  
**Responsibility:** City of American Canyon Planning Department  
**Funding Source:** City of American Canyon General Funds  
**Schedule:** Within 12 months of the General Plan's adoption



- I 8.15 Amend the City's grading and subdivision ordinances so they include provisions relating to surface drainage, the reduction of impermeable surface area, the restoration of the natural drainage surface, the attenuation of slope instability, the permanent revegetation of graded areas such as manufactured slopes, and techniques that enhance local water recovery.  
**Responsibility:** City of American Canyon Planning Department  
**Funding Source:** City of American Canyon General Funds  
**Schedule:** Within 12 months of the General Plan's adoption
- I 8.16 Mitigate developments' negative impact upon adjacent agricultural land by establishing appropriate setback standards.  
**Responsibility:** City of American Canyon Planning Department  
**Funding Source:** City of American Canyon General Funds  
**Schedule:** Within 12 months of the General Plan's Adoption
- I 8.17 Amend the Zoning Code to limit incompatible uses near designated agricultural land.  
**Responsibility:** City of American Canyon Planning Department  
**Funding Source:** City of American Canyon General Funds  
**Schedule:** Within 12 months of the General Plan's adoption
- I 8.18 Revise the municipal code to ensure that home buyers are notified of agricultural operations on nearby sites.  
**Responsibility:** City of American Canyon Planning Department  
**Funding Source:** City of American Canyon General Funds  
**Schedule:** Within 12 months of the General Plan's adoption
- I 8.19 Agricultural productivity shall be considered when the general plan and zoning ordinance is under review. This is particularly important when land use decisions are being made for areas adjacent to designated agricultural land.  
**Responsibility:** City of American Canyon Planning Department  
**Funding Source:** City of American Canyon General Funds  
**Schedule:** Ongoing, as required
- I 8.20 Adopt an ordinance that prohibits private well drilling within the American Canyon City limits.  
**Responsibility:** American Canyon City Council  
**Funding Source:** City of American Canyon General Funds  
**Schedule:** Within 12 months of the General Plan's adoption



**DEVELOPMENT REVIEW**

- I 8.21 As part of the City's application review process, require proposed development projects to determine the feasibility of improving the natural biological value, integrity and corridor function of the City and Planning Area's Undeveloped Areas, through vegetation restoration, control of alien plants and animals, and landscape buffering.
- Responsibility:** City of American Canyon Planning Department  
**Funding Source:** Development fees provided by project applicant  
**Schedule:** Ongoing as development projects are submitted or as funding permits
- I 8.22 A viewshed analysis examining impacts on public views to the Eastern and Southern Foothills and Bay Marsh shall be required for new development where applicable.
- Responsibility:** City of American Canyon Planning Department  
**Funding Source:** Development application fees  
**Schedule:** As applications for development are submitted
- I 8.23 Review all projects that encompass designated oak savannah, mixed hardwood forest and coastal saltmarsh zones to assure that the applicant for a proposed development:
- maintains a minimum buffer of 50 feet from the edge of the designated zone; and
  - maintains connectivity to surrounding habitats, where they exist.
- Responsibility:** City of American Canyon Planning Department  
**Funding Source:** Development application fees  
**Schedule:** Ongoing as applications for development are submitted.
- I 8.24 Through the development review process, require that the design of any development within the City and its Sphere of Influence incorporates measures to adequately mitigate the impacts of runoff, siltation, erosion, and toxic pollutants.
- Responsibility:** City of American Canyon Planning Department  
**Funding Source:** Development application fees  
**Schedule:** Ongoing, as required
- I 8.25 Through the development review process, require that new developments be connected and served by the wastewater disposal and treatment system and solid waste disposal system.
- Responsibility:** City of American Canyon Planning Department  
**Funding Source:** Development application fees  
**Schedule:** Ongoing, as required



- I 8.26 Whenever possible, require that open space buffer zones be located between adjacent developed sites as a condition of the approval process.  
**Responsibility:** City of American Canyon Planning Department  
**Funding Source:** Development application fees  
**Schedule:** Ongoing, as required
- I 8.27 Require that applicants for new developments submit an erosion control plan which demonstrates that the "integrity" of the soil resources are maintained and that no advance impacts on either adjacent properties or downstream water resources occur during and after construction.  
**Responsibility:** City of American Canyon Planning Department  
**Funding Source:** Development application fees  
**Schedule:** Ongoing, as required
- I 8.28 Require that open space easements be dedicated to the City, master homeowners association, or other responsible party as a condition of the approval process for all new projects proposed adjacent to "natural" open space areas.  
**Responsibility:** City of American Canyon Planning Department  
**Funding Source:** City of American Canyon General Fund, development fees/conditions and/or other approved funding sources  
**Schedule:** Ongoing as applications for development are submitted
- I 8.29 Develop Urban Design Guidelines for the City that build upon the Goals, Objectives and Policies found within the **Land Use Element** and Natural Resources Elements of the General Plan.  
**Responsibility:** City of American Canyon Planning Department  
**Funding Source:** City of American Canyon General Fund and/or development fees  
**Schedule:** Ongoing as applications for development are submitted

#### AGENCY COORDINATION

- I 8.30 Consult with the California Department of Fish and Game and USFWS. on any project that could affect a species that is listed or *in fact* rare, threatened or endangered (CEQA Guideline Section 15380, as identified by the biological survey).  
**Responsibility:** City of American Canyon Planning Department  
**Funding Source:** Development fees provided by project applicant  
**Schedule:** Ongoing as needed or as funding permits
- I 8.31 Coordinate with the appropriate drainage maintenance entity (Homeowners Association, City of American Canyon, Napa County Flood Control District) to establish erosion control and drain maintenance programs.



**Responsibility:** City of American Canyon Planning and Public Works Departments

**Funding Source:** City of American Canyon General Fund and development fees

**Schedule:** Ongoing, as required

- I 8.32 Examine proposed developments to determine whether they will encroach upon Riparian Corridors. Determine the necessity for a Stream Alteration Agreement with the California Department of Fish and Game, and/or a federal permit from the US Army Corps of Engineers for developments that appear to affect corridors directly through grading, construction, vegetation removal, or other activities.

**Responsibility:** City of American Canyon Planning Department in cooperation with appropriate Federal and State agencies

**Funding Source:** Development fees provided by project applicant

**Schedule:** Ongoing, as required

- I 8.33 The City shall coordinate with county, state and federal agencies to protect the Napa River Wetlands and riverine system. Additionally, the City shall keep abreast of any studies produced by these agencies that are related to the Napa River Wetlands and riverine system.

**Responsibility:** American Canyon Planning and Public Works Departments

**Funding Source:** American Canyon General Fund

**Schedule:** Ongoing, as required

- I 8.34 Work with local farmers, Vintners and the Napa County Farm Bureau to promote the City as an appropriate place for the expansion of wine related industry, including agriculture (wine grape growing).

**Responsibility:** City of American Canyon

**Funding Source:** City of American Canyon General Fund

**Schedule:** Ongoing, as funding permits

- I 8.35 Initiate and facilitate programs that allow for energy audits of existing structures and public education programs aimed at promoting energy conservation. The programs should define the current levels of use, compare these to current standards for similar types of structures, and prescribe corrective methods to improve conservation. The City should also seek ways to develop and utilize safe and renewable energy sources that could provide an economically viable alternative to existing energy options.

**Responsibility:** City of American Canyon Building Department in cooperation with energy providers

**Funding Source:** City of American Canyon General Fund and/or any available funds approved by the City



**Schedule:** Develop a citywide energy conservation program within two (2) years of the General Plan's adoption, or as funding permits

I 8.36 Work with Caltrans to assure that traffic signals along Highway 29 and other primary through routes minimize waiting time and vehicle speed changes.

**Responsibility:** City of American Canyon Public Works Department in cooperation with Caltrans

**Funding Source:** City of American Canyon General Fund

**Schedule:** Ongoing, as required

#### DATA COMPILATION

I 8.37 Obtain a database report of sensitive biological elements, including plants, animals, and natural communities as identified by the California Department of Fish and Game's Natural Diversity Data Base (CDFG NDDB). The area of coverage required shall include the City Limit, the Sphere of Influence, and the land within the Urban Limit Line. This report can be obtained directly from the CDFG.

The Data Base Report for the City shall be made available in the Planning Department and referenced by staff where applicable during the Initial Study of project applications. The Data Base Report will help determine whether known sensitive biological elements will be impacted by the proposed development.

The City shall also conduct an extensive biological survey for each subarea, including the preparation of maps. This data shall be updated annually through brief surveys on each subarea. Data on sensitive biological resources will be maintained at the City's offices for review by landowners.

**Responsibility:** City of American Canyon Planning Department

**Funding Source:** City of American Canyon General Fund and/or development application fees

**Schedule:** Ongoing as data become available or as funding permits

I 8.38 The Biological Assessment Report required of developers who are proposing projects in designated habitats (as identified in policy 8.2.1) shall be prepared by consultants selected by the City and not hired directly by the applicant, shall not be reviewed or discussed with an applicant prior to submittal to the City, in order to ensure that all of the pertinent findings are disclosed, and shall:

- a. address the proposed project's impact on state and federally listed and candidate plants and animals; California Department of Fish and Game (CDFG) Special Animals; natural communities of high inventory priority with the CDFG's Nongame Heritage Program, and any other



special interest species or communities identified in the General Plan Technical Background Report, or those hereafter named by state or federal trustee agencies;

- b. assess project conformance to specific habitat objectives 8.3, 8.4, and 8.5 above.
- c. identify mitigation measures necessary to eliminate significant adverse impacts to sensitive biological resources;
- d. define a program for monitoring and evaluating the effectiveness of the specified mitigation measures.

**Responsibility:** City of American Canyon Planning Department

**Funding Source:** Development fees provided by project applicant

**Schedule:** Ongoing, as required

- I 8.39 Conduct a study of potential funding mechanisms for the long-term maintenance and protection of significant biological resource areas. Adopt the mechanism that proves most effective and appropriate.

**Responsibility:** City of American Canyon Planning Department and City Council

**Funding Source:** City of American Canyon General Fund

**Schedule:** Within 24 months of the General Plan's adoption or as funding permits

- I 8.40 Conduct a comprehensive survey of archaeological and cultural resources and historic vegetation within the City and its Urban Limit Line that brings together data from existing sources, such as the American Canyon Incorporation EIR (1991) and the Napa County Airport Area Specific Plan and EIR (1986), and includes new data generated by the California Archaeological Inventory at Sonoma State University and/or any other institution or agency with knowledge of the region's resources.

**Responsibility:** City of American Canyon Planning Department and City Council

**Funding Source:** City of American Canyon General Fund

**Schedule:** Within 24 months of the General Plan's adoption or as funding permits

#### RESOURCE MONITORING AND MANAGEMENT

- I 8.41 When developing a new Zoning Ordinance, establish a Zone District for agriculturally designated areas that require minimum parcel sizes large enough (40 acres or larger) to ensure the long term viability of agricultural land uses.

**Responsibility:** City of American Canyon Planning Department

**Funding Source:** City of American Canyon General Fund, development fees/conditions and/or other approved funding sources

**Schedule:** Ongoing as applications for development are submitted



- I 8.42 Permit resource dependent and public service-related land uses within riparian corridors such that they are consistent with biological resource protection.  
**Responsibility:** City of American Canyon Planning Department  
**Funding Source:** City of American Canyon General Fund and/or any other available funding sources as approved by the City  
**Schedule:** Ongoing as such projects are proposed or as funding permits
- I 8.43 Consider modifying the boundary of riparian corridors if adequate evidence indicates that the existing boundary inappropriately reflects biological, topographical, or hydrological conditions.  
**Responsibility:** City of American Canyon Planning Department in cooperation with appropriate Federal and State agencies  
**Funding Source:** City of American Canyon General Fund and/or any other available funding sources as approved by the City  
**Schedule:** Ongoing, as necessary
- I 8.44 Indicate potential areas of mineral resource extraction in accordance with the California Division of Mines and Geology, Bulletin 204, Plate 1.  
**Responsibility:** City of American Canyon Planning Department  
**Funding Source:** City of American Canyon General Fund and/or any other available funding sources approved by the City  
**Schedule:** Within 24 months of the General Plan's adoption or as funding permits
- I 8.45 For any proposed mineral extraction project, conduct an Initial Study and contact responsible local, state, and federal agencies to establish development compliance criteria, health hazard safeguards, and necessary onsite monitoring programs to assure mitigation of potential environmental impacts (such as dust and noise).  
**Responsibility:** City of American Canyon Planning Department  
**Funding Source:** Development application fees  
**Schedule:** Ongoing as applications for mineral resource exploration are submitted
- I 8.46 For any proposed mineral extraction project, include a reclamation plan pursuant to the Surface Mining and Reclamation Act.  
**Responsibility:** City of American Canyon Planning Department  
**Funding Source:** Development application fees  
**Schedule:** Ongoing as applications for mineral resource exploration are submitted



- I 8.47      The reclamation plan for an approved mineral extraction project shall be sent to the Division of Mines and Geology.  
**Responsibility:**    City of American Canyon Planning Department  
**Funding Source:**   Development application fees  
**Schedule:**        After mineral extraction and reclamation plans have been approved
- I 8.48      Maintain on file the Secretary of Interior Standards for Historic Rehabilitation and the standards and guidelines of the State Office of Historic Preservation as guidelines on restoring, altering or adding to designated historic structures.  
**Responsibility:**    City of American Canyon Planning Department  
**Funding Source:**   City of American Canyon General Fund and/or any other available funding sources approved by the City  
**Schedule:**        Within 18 months of the General Plan's adoption or as funding permits
- I 8.49      Study the feasibility of enacting a program to provide incentives for preservation, restoration, rehabilitation or relocation of historic resources through purchase of facade easements, waiver of fees, flexible building requirements, adaptive re-use, rehabilitation loans and grants, and technical advice by persons qualified in historic preservation, restoration techniques, and loans and grant programs, receiver site and building and siting regulations.  
**Responsibility:**    City of American Canyon Planning Department  
**Funding Source:**   City of American Canyon General Fund and/or any other available funding sources approved by the City  
**Schedule:**        Within 24 months of the General Plan's adoption or as funding permits
- I 8.50      Work with local business leaders and interested residents to develop brochures promoting the natural and historic resources of the City. The City should also encourage the creation of a Chamber of Commerce as it grows and develops.  
**Responsibility:**    City of American Canyon Planning Department  
**Funding Source:**   City of American Canyon General funds and any other available funding source approved by the City  
**Schedule:**        Within 18 months of the General Plan's adoption or as funding permits
- I 8.51      Solicit state and federal funds to implement the City's energy conservation programs, and explore the use of innovative technologies that allow for the reuse of waste and water treatment byproducts.



- Responsibility:** City of American Canyon Community Development Department  
**Funding Source:** City of American Canyon General Fund and/or any available funds approved by the City  
**Schedule:** Ongoing as funding opportunities become available

#### EDUCATION

- I 8.52 Establish a natural resources learning center in the Napa River Wetlands that serves as an archive and clearinghouse of artifacts and resource documentation, educates the public about the region's biodiversity, and works with local colleges and the school board to develop a natural resources awareness program geared towards teaching American Canyon's young people about the region's plants, animals and habitats.  
**Responsibility:** City of American Canyon Planning Department  
**Funding Source:** City of American Canyon General Fund  
**Schedule:** Within 24 months of the General Plan's adoption or as funding permits
- I 8.53 Support the formation and maintenance of neighborhood and community organizations that can help educate the public about American Canyon's historic and natural assets and devise ways to conserve those resources.  
**Responsibility:** City of American Canyon Planning Department  
**Funding Source:** City of American Canyon General Fund and/or any available funds approved by the City  
**Schedule:** Within 18 months of the General Plan's adoption or as funding permits



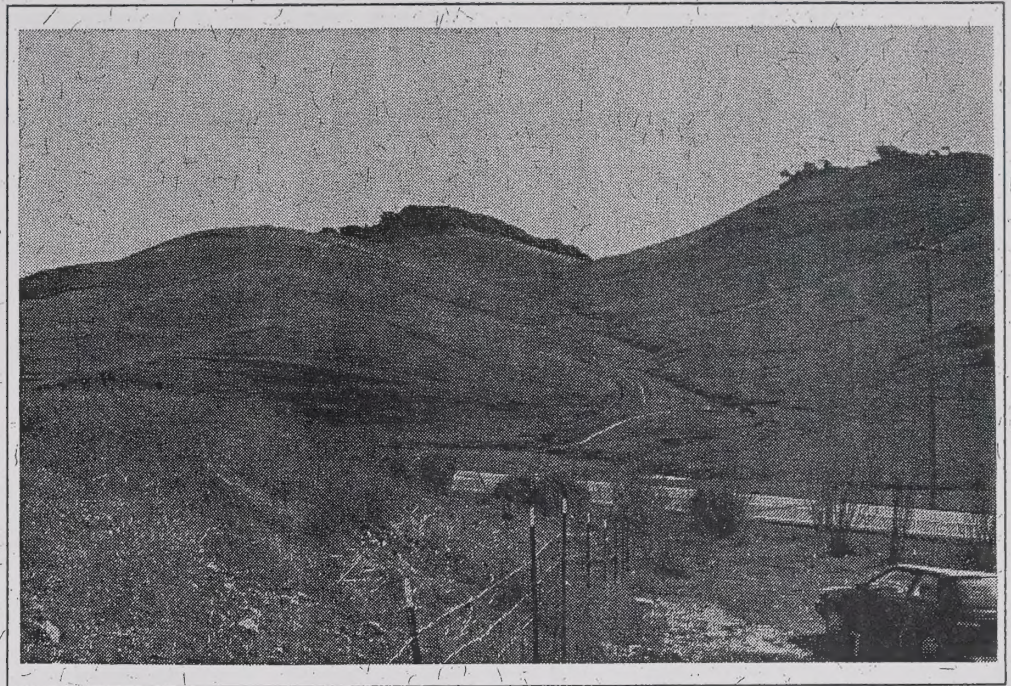
### GLOSSARY

|                                |                                                                                                                                                              |
|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Anadromous Fish</i>         | A marine fish that ascends rivers to spawn.                                                                                                                  |
| <i>Artificial Wetlands</i>     | Wet or swampy lowland not existing in their natural form, but constructed to appear so.                                                                      |
| <i>Bedrock Landslides</i>      | The falling or sliding down of a mass of earth and/or rock which cuts at the underlying solid rock foundation.                                               |
| <i>Coastal Sage Scrub</i>      | A plant community common to the coastal areas of California and supporting a wide diversity of biological resources considered sensitive.                    |
| <i>Intermittent Streamflow</i> | A watercourse with flows which are periodic and are commonly dry during summer seasons.                                                                      |
| <i>Permanent Streamflow</i>    | A watercourse with flows which are constant through the dry (summer) season.                                                                                 |
| <i>Permanent Wetlands</i>      | Areas which are permanently wet or covered by shallow water, such as saltwater and freshwater marshes, open or closed brackish marshes, mud flats, and fens. |
| <i>Ridge lines</i>             | A long or narrow land elevation where sloping surface meet.                                                                                                  |
| <i>Riparian Habitat</i>        | The land and plants bordering a water course or lake.                                                                                                        |
| <i>Vernal Wetlands</i>         | Wet or swampy lowlands which occur only seasonally (springtime).                                                                                             |



*American Canyon*  
GENERAL PLAN

# Geology Element









### STATUTORY REQUIREMENTS

Government Code Section 65302(g) states the following:

*The General Plan shall include a safety element for the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence and other geologic hazards known to the legislative body; flooding; and wild land and urban fires.*

This section of the General Plan addresses geologic, seismic, and soils hazards.



### OPPORTUNITIES AND CONSTRAINTS (ISSUES)

The City of American Canyon and its Planning Area are located in a part of northern California that is subject to both regional and local sources of geologic and seismic hazards. The potentially significant geologic and seismic hazards affecting this area are seismic shaking, fault rupture, landsliding (slope instability) and liquefaction. These geologic and seismic hazards can affect the structural integrity of buildings and utilities, and in turn cause severe property damage and the possible loss of life.

The potential hazards affecting the City lead to a series of opportunities and constraints that need to be considered in the Geologic, Seismic and Soil Hazards Element of the General Plan. These issues include the following:

1. The West Napa fault, which runs diagonally through American Canyon and has been designated as an Alquist-Priolo Special Study Area by the State, may constrain future development.
2. The potential for landslides is present both within the City limits and the eastern portion of the Planning Area.
3. Several of the known regional faults can cause liquefaction within the Planning Area.
4. Although the Planning Area does not contain any dams or reservoirs, several do exist close enough to the City that failure of their structural integrity could adversely impact the Planning Area.
5. The City has the opportunity to reduce the risk of earthquake related death, injury and property damage by mitigating known seismic hazards when planning new development within identified liquefaction hazard zones and areas adjacent to "major" faults.



### OVERVIEW OF SEISMIC, GEOLOGIC AND SOIL HAZARDS POLICIES

The Seismic, Geologic and Soil Hazards Element establishes goals, objectives, policies and implementation programs that provide for the protection of human life, the reduction of property damage and the minimization of economic and social dislocation from such hazards. The following policies are also intended to enhance the preparedness of City agencies and the community in general to survive, respond to, and recover from a major earthquake or other seismically related event.

Effective implementation of seismic policies requires a continuing awareness and expanding knowledge of the seismic hazards affecting the city; strong, enforceable seismic standards for the siting, design and review of proposed development; and progressive citywide programs for disaster preparedness and recovery planning.

The Seismic, Geologic and Soil Hazards policies address the following:

1. Protecting human life and reducing damage resulting from fault rupture, slope instability, landslides and liquefaction.
2. Preparing and maintaining an effective response system to a seismic event impacting the City.
3. Implementing effective seismic design standards.
4. Continuing the functions of essential (critical, sensitive and high-occupancy) facilities following a disaster.
5. Minimizing major social and economic disruption potentially created by severe community damage resulting from a seismic event.
6. Ensuring the community is adequately prepared for emergencies.



## GOALS, OBJECTIVES AND POLICIES

The following presents the goals, objectives, policies, and programs for geologic, seismic and soil hazards in the City. Implementing programs are referenced at the conclusion of each policy by a capital "I" and a number in parentheses, and are described in the last subsection of the element.

### Goals

- 9 Reduce the potential level of death, injury, property damage, economic and social dislocation (i.e., business closures and homelessness due to structural damage) and disruption of vital services that could result from earthquake damage.
- 9A Ensure the availability and effective response of emergency services following an earthquake.
- 9B Prepare the City for an effective response to, and rapid, beneficial recovery from, an earthquake and related seismic events.
- 9C Ensure that seismic, geologic, and soils hazards that might affect areas designated for human use or habitation are properly mitigated or avoided entirely prior to development.
- 9D Ensure that the City's public infrastructure is designed in a manner that reduces the risk of system failure in the event of an earthquake.

### FAULT RUPTURE

The San Andreas, Healdsburg-Rodgers Creek, and Hayward faults are the known regional hazards that pose the most significant seismic threat to the City of American Canyon. Additionally, several smaller local faults, such as the West Napa fault (identified as an Alquist-Priolo Special Study Zone) the Green Valley fault and the Concord fault, are potential fault rupture sources in the City and/or Planning Area.

### Objective

- 9.1 Protect life, ensure public safety, substantially reduce the damage to and ensure the orderly evacuation of building occupants following a seismic event.

### Policies

- 9.1.1 Promote the collection of relevant data on fault location and the history of fault displacement as a basis for future refinement of fault zone policies and development standards. Particular attention should be paid to the West Napa Fault that is generally depicted in **Figure 9-1** and should be evaluated in conjunction with proposed development. Based on



predevelopment studies, limitations on new development shall be imposed if necessary in the identified fault areas. (I 9.19, I 9.26, and I 9.27)

- 9.1.2 Implement mandatory development restrictions and investigation requirements (by the state, under the Alquist-Priolo Act, or by the City) on that portion of the West Napa fault zone located within American Canyon and its Planning Area. (I 9.1, I 9.18, and I 9.27)
- 9.1.3 Require that any building intended to have occupancy be located at least 50 feet from either side of an active or potentially active fault. (I 9.4)

### STRONG SEISMIC GROUND SHAKING

Due to the active faults that exist in and around American Canyon, it is likely that large seismic events and strong ground motions will significantly impact the City in the foreseeable future. Should these large events occur, their impacts to health, safety and property could be substantial.

#### Objective

- 9.2 Protect health and life safety, and reduce the level of potential property damage from the adverse effects of strong seismic ground shaking by implementing effective, state-of-the-art standards for seismic design of structures in the City.

#### Policies

- 9.2.1 Require that development be designed in accordance with seismic requirements of the Uniform Building Code. (I 9.12)
- 9.2.2 Expedite the review process of any seismic revisions to the State's Uniform Building Code, in order to speed their adoption and implementation by the City. (I 9.1, I 9.4, I 9.5, I 9.12, I 9.14, I 9.19, I 9.20, and I 9.26)

### LIQUEFACTION

The earthquake shaking intensity and duration conditions necessary to cause liquefaction in the Planning Area can be met by several of the known regional faults. Liquefaction will likely affect limited portions of the Planning Area, however, since most of this land is underlain by bedrock. The likelihood of occurrence is directly related to the potential for strong seismic groundshaking, ground water depth, and the composition and characteristics of the soil.

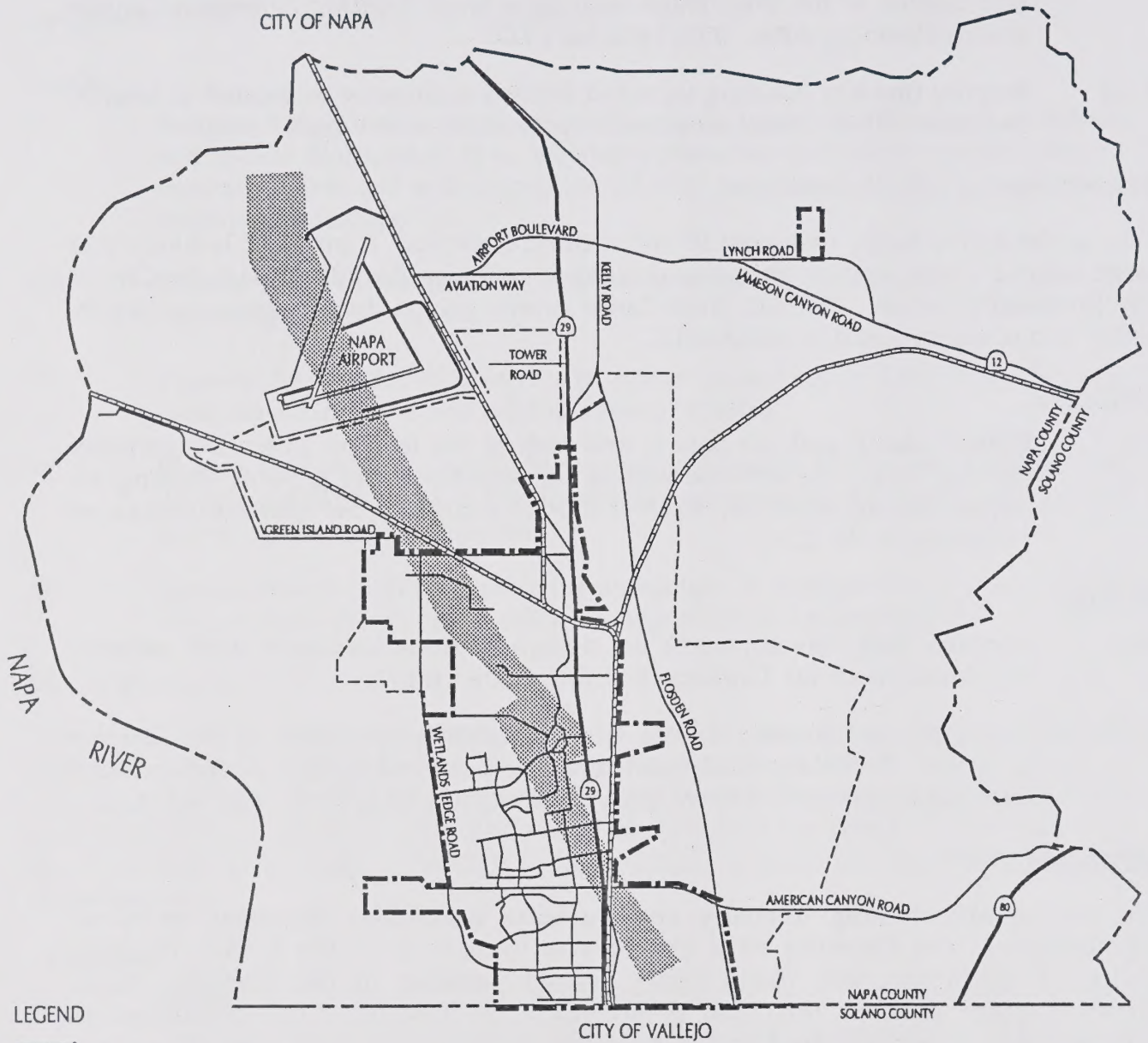
#### Objective

- 9.3 Protect life and essential lifelines (e.g., gas, electricity, water), reduce the risk of property damage due to liquefaction, and promote the collection of more complete information on liquefaction susceptibility throughout the Planning Area.



# American Canyon

## GENERAL PLAN



### LEGEND

- City of American Canyon
- Planning Area
- Proposed City Urban Limit Line
- Southern Pacific Railroad
- Alquist-Priolo Special Study Zone

SOURCE: Envicom Corporation, 1993

Envicom Corporation Graphics

WEST NAPA FAULT  
(ALQUIST-PRIOLO SPECIAL STUDY ZONE)

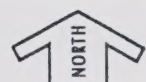
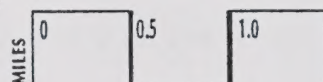


FIGURE 9-1



## Policies

- 9.3.1 Avoid development in areas with known liquefaction risk. If these areas cannot be avoided, require a qualified geologist, hydrologist, or civil engineer to determine the liquefaction potential at proposed development sites. (I 9.1, I 9.10, I 9.19, I 9.21, I 9.23, I 9.26, and I 9.29)
- 9.3.2 Require the submittal of liquefaction mitigation plans for proposed developments located in areas determined to have a high level of liquefaction risk. (I 9.10, I 9.19, and I 9.26)
- 9.3.3 Require that natural gas, electric, water, sewer and communication systems located in areas of liquefaction risk be designed to mitigate potential hazards. (I 9.15)
- 9.3.4 Promote the collection and compilation of the most current data on groundwater levels and liquefaction susceptibility. The information should be used to identify areas that are susceptible to liquefaction and to modify, when necessary, liquefaction related policies or procedures. (I 9.10, I 9.11, I 9.19, and I 9.24)
- 9.3.5 Encourage the development of a means by which the liquefaction potential of developed sites may be identified and reduced. (I 9.10 and I 9.13)

## SLOPE STABILITY, LANDSLIDES AND SOILS

### Objective

- 9.4 Protect life, ensure safety, and substantially reduce the potential level of property damage from landslides, mudflows, slope failures and soil hazards. Promote the collection and utilization of more complete information on slope instability potential throughout the City and Planning Area.

### Policies

- 9.4.1 Require the determination of the landslide, slope instability, and erosion potential of all proposed development sites with a grade of 10 percent or greater and incorporate pertinent measures in the project design to mitigate this potential. Exceptions to these mitigation requirements shall be considered for agricultural areas. (I 9.1, I 9.6, I 9.25, I 9.27, and I 9.28)
- 9.4.2 Require the determination of liquefaction (lateral spreading) potential for all development sites in coarse and medium-grained alluvium areas (Qhbm, Qham, and Qhac) of slopes with grades of less than 15 percent and incorporate pertinent measures in the project design to mitigate this potential. Exceptions to these mitigation requirements shall be considered for agricultural areas. (I 9.1, I 9.6, I 9.25, I 9.27, and I 9.28)



- 9.4.3 Prohibit the mass grading of slopes with a grade of 25 percent or greater and development on slopes with a grade of 50 percent or greater. For projects built upon slopes with a grade of between 15 and 25 percent, cluster the units and reduce overall density in accordance with Natural/Cultural Resources Policy 8.18.2. (I 9.1 and I 9.2)
- 9.4.4 Require an assessment of potential damage to essential lifelines (e.g., gas, water, electric, communication, sewer) due to landslides and implement appropriate mitigation measures. (I 9.6, I 9.24, I 9.28, and I 9.27)
- 9.4.5 Review proposals for new development and expansion of existing development in areas that are susceptible to collapsible or expansive soils and require adequate mitigation of these hazards. (I 9.1, I 9.6, and I 9.28)
- 9.4.6 Require that proposed developments in landslide hazard areas submit information regarding pertinent conditions prepared by a qualified geologist or civil engineer. (I 9.16, I 9.28, and I 9.29)
- 9.4.7 Require that proposed developments in landslide hazard areas submit plans to adequately stabilize slopes and unstable soils onsite and prevent impacts on adjacent properties. (I 9.16, I 9.28, and I 9.29)
- 9.4.8 Encourage the use of landscape materials in areas of landslide hazard and unstable soils that promote stability. (I 9.16 and I 9.17)
- 9.4.9 Require that drainage systems be designed to prevent geologic and soils slippage. (I 9.17)

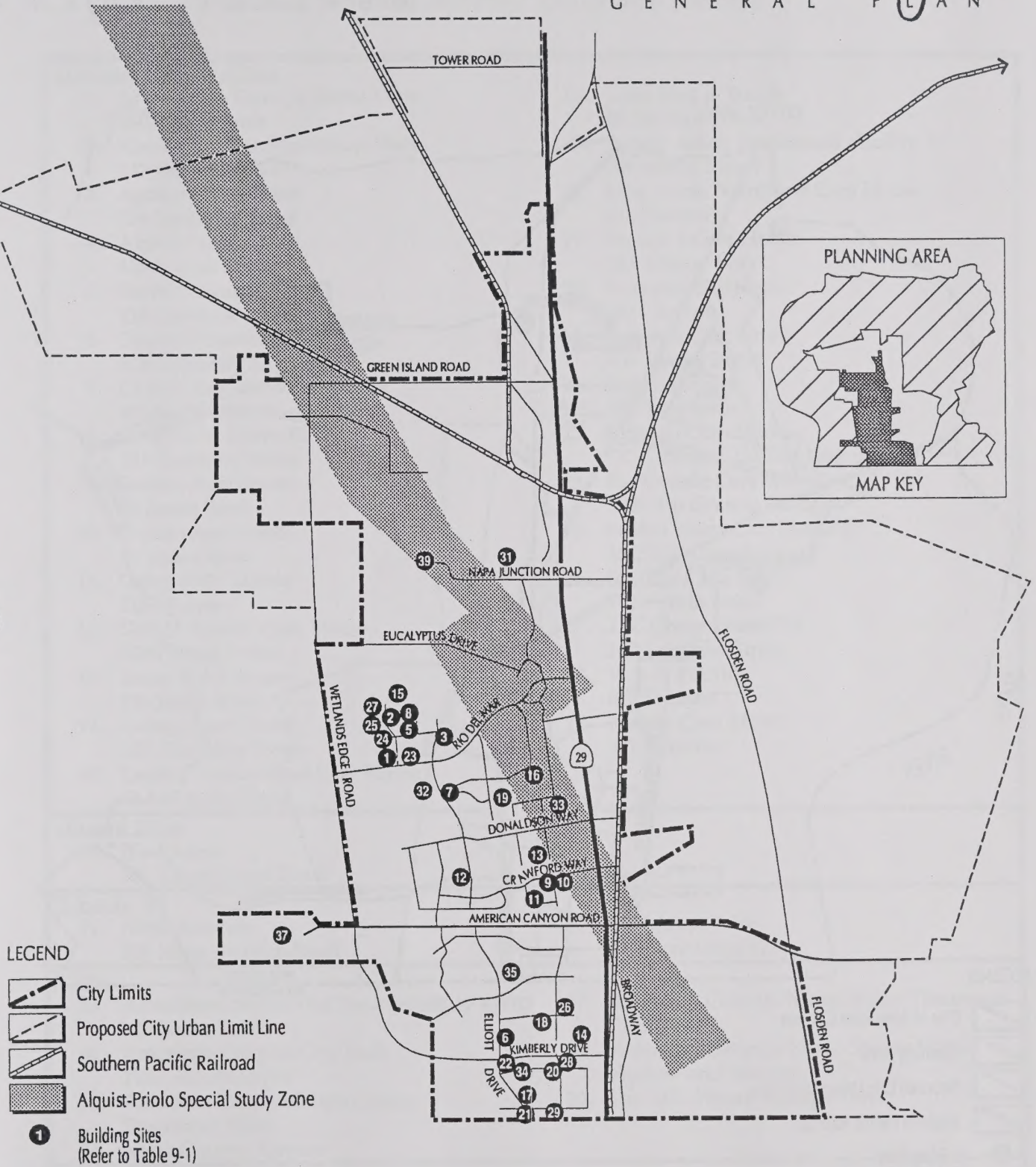
#### CRITICAL, SENSITIVE, AND HIGH-OCCUPANCY FACILITIES

Critical, Sensitive, and High-Occupancy facilities are shown on **Figures 9-2a** and **9-2b**, discussed in **Table 9-1**, and defined within the City as follows:



# American Canyon

## GENERAL PLAN



SOURCE: City of American Canyon

Envicom Corporation Graphics

CRITICAL, SENSITIVE & HIGH  
OCCUPANCY BUILDINGS / SITES

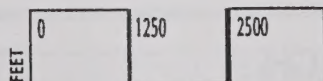
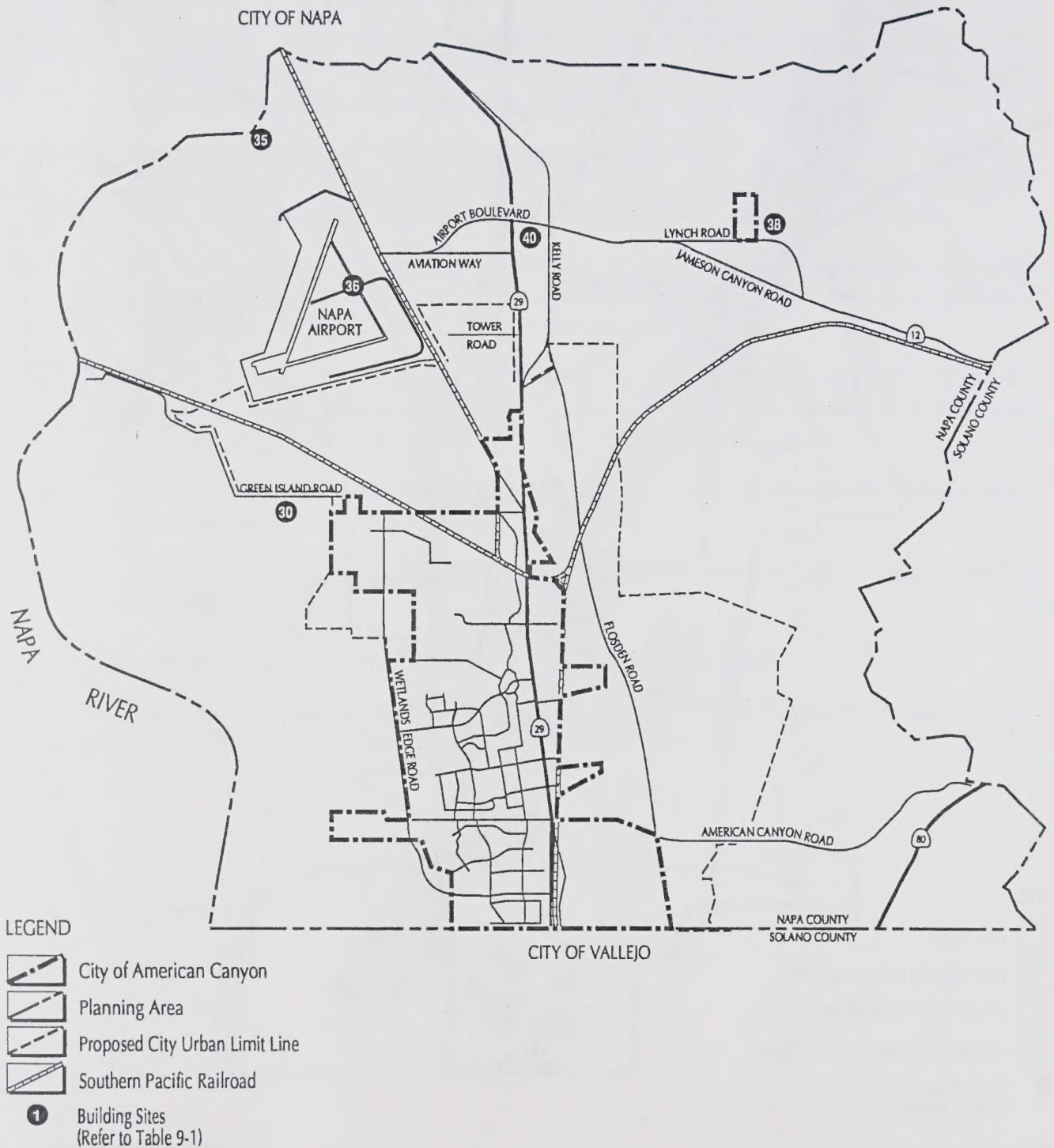


FIGURE 9-2a



# American Canyon

## GENERAL PLAN



SOURCE: City of American Canyon

Envicor Corporation Graphics

CRITICAL, SENSITIVE & HIGH  
OCCUPANCY BUILDINGS / SITES

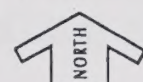
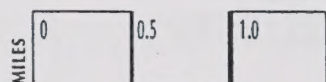


FIGURE 9-2b



**TABLE 9-1****Critical, Sensitive and High Occupancy Facilities**

|                                                        |                                                               |
|--------------------------------------------------------|---------------------------------------------------------------|
| <b><u>Licensed Care Facilities</u></b>                 |                                                               |
| 1. Abdala and Tamayo Home Care<br>1501 Rio Grande      | 16. Little Hug A Bunch<br>10 Del Ray Court                    |
| 2. Abdala and Tamayo Group Home<br>247 West Carolyn    | 17. Lynn's Adult Residential Facility II<br>308 Marla Street  |
| 3. Agdipa Care Home<br>134 Landana Street              | 18. Mira Linda Board and Care Home<br>613 Denrose             |
| 4. Alpha Omega IV<br>426 Lucina Drive                  | 19. Naoma's Care Home<br>106 Wilson Way                       |
| 5. Barrett Family Home<br>218 Landana                  | 20. Nelson Group Home<br>416 Danrose                          |
| 6. Camutin Rest Home<br>329 Kimberly Drive             | 21. Portugal Care Home<br>403 Marla Street                    |
| 7. Cheryl Kay Memorial Home<br>526 Donaldson Way       | 22. Queen Cottage<br>136 Brophy                               |
| 8. Cora's Rest Home #2 D-4<br>241 Landana Street       | 23. Ragagio Care Home<br>225, 229, and 233 Landana Street     |
| 9. Golden Age Haven<br>56 James Road                   | 24. Rio Grande Care Home<br>1509 Rio Grande Street            |
| 10. Golden Age Homes<br>75 James Road                  | 25. Scared Heart Care Home #2<br>1513 Rio Grande Street       |
| 11. Grace Hills Manor<br>115 Thayer                    | 26. Starline Care Home<br>107 Corbin Drive                    |
| 12. Griffin Family Care Home<br>2330 Elliot Drive      | 27. TLC Group Home D-3<br>238 Landana Street                  |
| 13. James Road House<br>126 James Road                 | 28. V & R Facility<br>420 Danrose                             |
| 14. Lackey Care Home<br>109 Kimberly Drive             | 29. Wright Care Home<br>401 Danrose                           |
| 15. Lamb's Personalized Care Home<br>33 Monterey Drive |                                                               |
| <b><u>Hazard Sites</u></b>                             |                                                               |
| 30. ICI Resines<br>501 Green Island Road               |                                                               |
| <b><u>Schools</u></b>                                  |                                                               |
| 31. Napa Junction<br>300 Napa Junction Road            | 32. Donaldson Way<br>430 Donaldson Way                        |
| <b><u>Civic</u></b>                                    |                                                               |
| 33. American Canyon Fire Department<br>225 James Road  | 37. American Canyon Waste Water Treatment<br>Plant            |
| 34. American Canyon City Hall<br>2185 Elliott Drive    | 38. American Canyon/Napa County Water<br>Facility and Storage |
| 35. American Canyon/Napa County<br>Treatment Plant     | 39. Oat Hill Water Storage Tank                               |
| 36. Napa County Airport                                |                                                               |
| <b><u>Other</u></b>                                    |                                                               |
| 40. The Doctors Company<br>185 Greenwood Road          |                                                               |



- “Critical facilities” are those whose continued functioning is necessary to maintain public health and safety following a disaster, and those where damage or failure could pose hazards to life and property well beyond their immediate vicinity. Examples include police and fire command and equipment centers, hospitals, and emergency shelters.
- “Sensitive facilities” include those used for the manufacture, storage or sale of hazardous materials, as well as socially significant facilities such as schools, nursing homes, and housing for the elderly, disabled, or mentally ill.
- “High-occupancy facilities” are public or private structures used for housing or the assembly of large groups.

### Objective

- 9.5 Ensure the continued functioning of essential (Critical, Sensitive and High-Occupancy) facilities following a disaster; help prevent loss of life from the failure of Critical and Sensitive facilities in an earthquake; and help prevent major problems for post-disaster response, such as difficult or hazardous evacuations or rescues, numerous injuries, and major cleanup or decontamination of hazardous materials.

### Policies

- 9.5.1 Require that earthquake survival and efficient post-disaster functioning are primary concerns in the siting, design and construction standards of essential facilities. (I 9.1, I 9.4, I 9.19, and I 9.25)
- 9.5.2 Require that proposed essential facilities apply the most current professional standards for seismic design and be subject to seismic review, including detailed site investigations for faulting, liquefaction, ground motion characteristics, and slope stability. (I 9.1, I 9.4, I 9.5, I 9.19, and I 9.20)
- 9.5.3 Prohibit the location of Critical Facilities within the Alquist-Priolo Special Study Zone or other active or potentially active fault, unless it is determined by a qualified geologic engineer that a closer location will not result in undue risks based on detailed site investigations. (I 9.1, I 9.4, and I 9.20)
- 9.5.4 Prohibit the location of Sensitive and High-Occupancy facilities within 100 feet of the West Napa Fault or other active or potentially active faults, unless it is determined by a qualified geologic engineer that a closer location will not result in undue risks based on detailed site investigations. (I 9.1, I 9.5, and I 9.20)
- 9.5.5 Attempt to locate Critical and Sensitive structures in areas with continuous road access where utility services can be maintained in the event of an earthquake. (I 9.1 and I 9.15)



- 9.5.6 Encourage owners of existing Critical and Sensitive Facilities with significant seismic vulnerabilities to upgrade, relocate or phase out the facilities as appropriate. (I 9.7, I 9.8, and I 9.25)
- 9.5.7 Incorporate planning for potential seismic incidents affecting Critical, Sensitive and High-Occupancy Facilities into the City's contingency plans for disaster response and recovery. (I 9.25, I 9.32, and I 9.35)
- 9.5.8 Require that all existing essential facilities located in areas of potential geologic, seismic and soils hazards maintain emergency response plans, with contingencies for all appropriate hazards. (I 9.25, I 9.35, and I 9.38)

## HAZARDOUS STRUCTURES

Examples of hazardous structures include: Non-ductile concrete frame buildings; inadequately designed pre-cast/tilt-up construction; multi-story buildings with soft structures; inadequately designed structures with geometric irregularities, mobile homes, residential buildings or other structures not properly secured to their foundations; dilapidated buildings; buildings with unusual interior and exterior nonstructural hazards; bridges, overpasses, tunnels; dams and water tanks.

### Objective

- 9.6 Minimize to the greatest extent feasible the loss of life, serious injuries, and major social and economic disruption caused by the collapse of, or severe damage to, vulnerable structures (e.g., buildings, bridges, water storage facilities, key railroad components) resulting from an earthquake.

### Policies

- 9.6.1 Re-evaluate the seismic review procedures for tilt-up structures and other potentially hazardous buildings in the City at appropriate points in the structures' history to ensure their seismic integrity. (I 9.9 and I 9.22)
- 9.6.2 Establish incentives for owners of potentially hazardous buildings that would serve to encourage the seismic retrofitting of vulnerable structures. (I 9.7 and I 9.8)

## DAM/RESERVOIR FAILURE

### Objective

- 9.7 Protect Critical Facilities from damage, loss of function or inaccessibility in the event of damage to a dam or reservoir; protect sensitive facilities from detrimental consequences of inundation; and help ensure the rapid and orderly evacuation of populations in the potential inundation area, if necessary.



### Policies

- 9.7.1 Prohibit the location of new Critical Facilities within the potential inundation area that lies below the Conn and Milliken Dams and/or the Rector and Summit Reservoirs, all of which are located outside and to the north of American Canyon's Planning Area (see **Figure 9-3**). (I 9.1 and I 9.3)
- 9.7.2 Avoid the development of Sensitive and High-Occupancy uses within the potential inundation area below a dam or reservoir. Any exceptions, and any exception of Critical Facilities, shall require discretionary approval by the Planning Commission and shall be granted only where the use is not in conflict with Objectives 9.5, 9.7 and 9.8. (I 9.1 and I 9.4)
- 9.7.3 Require that zoning, street planning, and other land use decisions be consistent with the need for the efficient and orderly evacuation of the potential inundation area. (I 9.1, I 9.3, and I 9.32)
- 9.7.4 Ensure that emergency preparedness plans and procedures provide for the efficient and orderly notification and evacuation of the potential inundation area in the southern portion of the City. (I 9.1, 9.31, and 9.32)

### EMERGENCY PREPAREDNESS

#### Objective

- 9.8 During a disaster, provide an effective emergency response that limits the loss of life and curtails property damage and social dislocation (i.e. homelessness); enhances emergency preparedness through community education and self-help programs; and minimize to the greatest extent feasible serious damage and injuries through effective hazard mitigation.

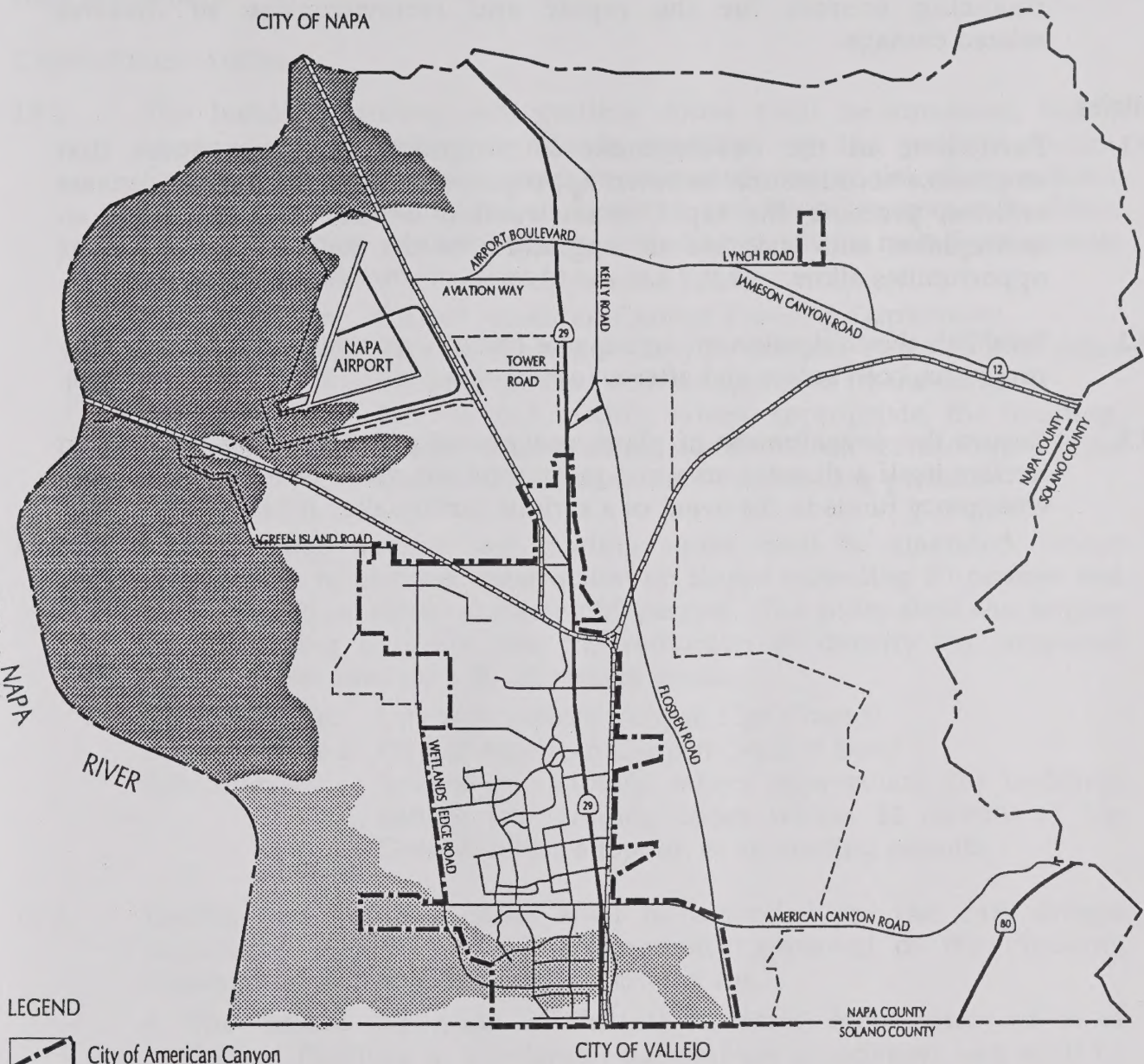
### Policies

- 9.8.1 Ensure that emergency preparedness is the mutual responsibility of City agencies, residents and the business community. (I 9.31, I 9.33 through I 9.35, and I 9.39)
- 9.8.2 Incorporate three elements into the City's emergency preparedness program: hazard mitigation, disaster response, and resident, business and industry self-sufficiency/mutual support. (I 9.31 and I 9.33 through I 9.40)
- 9.8.3 Periodically evaluate the appropriateness and effectiveness of the City's disaster response plans and update these as necessary. (I 9.31, I 9.39, and I 9.40)



# American Canyon

## GENERAL PLAN



### LEGEND

- City of American Canyon
- Planning Area
- Proposed City Urban Limit Line
- Southern Pacific Railroad
- Inundation Area for Conn and Milliken Dams, and Rector Reservoir
- Inundation Area for Summit Reservoir

SOURCE Napa County Sensitivity Map

Envicom Corporation Graphics

DAM / RESERVOIR  
FAILURE

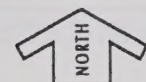
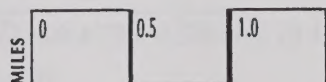


FIGURE 9-3



**POST-DISASTER RECONSTRUCTION****Objective**

- 9.9 Encourage the preparation of a plan to facilitate the rapid and effective recovery of the City following an earthquake. Identify alternative financing sources for the repair and reconstruction of disaster related damage.

**Policies**

- 9.9.1 Participate in the development of programs and procedures that emphasize coordination between appropriate public agencies and private entities, promote the rapid reconstruction of the City following an earthquake, and facilitate an upgrading of the built environment, as opportunities allow. (I 9.31, I 9.39, and I 9.40)
- 9.9.2 Establish the mitigation of earthquake hazards as a high priority for City programs, both before and after an earthquake. (I 9.1, I 9.3, I 9.30 through I 9.40)
- 9.9.3 Ensure the development of plans and procedures that allow the City to declare itself a disaster area and receive its fair share of federal and state emergency funds in the event of a serious earthquake. (I 9.40)



## IMPLEMENTATION PROGRAMS

The following lists the programs that implement the geologic, seismic and soil hazard policies contained in the preceding subsection of this element. The capital "I" and number preceding each program are referenced by the policies that they implement.

### CODES/ORDINANCES

- I9.1 The building, zoning and grading codes shall be amended, where appropriate, to reflect standards modified by the policies herein. Specifically, they shall incorporate standards for a) the siting, seismic design, and review of Critical, Sensitive and High-Occupancy Facilities; and b) the review of slope stability and soil hazards for new developments prior to discretionary review.
- Responsibility:** City of American Canyon Planning Department  
**Funding Source:** City of American Canyon General Fund and/or other available funding sources approved by the City  
**Schedule:** Review and modify, where appropriate, the building, zoning and grading codes within 12 months of the General Plan's adoption or as funding permits
- I9.2 The building, zoning and grading codes shall be amended, where appropriate, to prohibit construction on slopes exceeding 50 percent and mass grading on slopes exceeding 25 percent. The codes shall also require the clustering of units and the reduction of density for proposed developments sited on a 15-25 percent grade.
- Responsibility:** City of American Canyon City Council  
**Funding Source:** City of American Canyon General Fund  
**Schedule:** Review and modify, where appropriate, the building, zoning and grading codes within 12 months of the General Plan's adoption or as funding permits
- I9.3 Zoning and building codes shall be amended for the dam failure inundation area to require discretionary approval of the Planning Commission and applicable review criteria for:
- a. The limited expansion of Critical Facilities. New construction of Critical Facilities in a potential dam failure inundation area shall be prohibited;
  - b. Sensitive Facilities including: nursing homes, senior citizen housing and other low-mobility uses, where rapid evacuation capabilities may be inhibited; and commercial and industrial facilities housing hazardous materials, or potentially hazardous operations requiring safe shutdown procedures; and



- c. High-occupancy Facilities and all assembly occupancies of 100 or more occupants.

**Responsibility:** City of American Canyon Planning Department

**Funding Source:** City of American Canyon General Fund

**Schedule:** Review and modify the zoning codes within 18 months of the General Plan's adoption or as funding permits

- I9.4 Zoning regulations shall be amended to prevent Critical Facilities from being located within 150 feet of an active fault identified by the City's database or from field investigation. This distance may be modified if it is determined by a qualified geologic consultant that no adverse risk would occur based on field surveys, borings, and other relevant data and analysis. Any building intended for human occupancy shall be constructed at least fifty feet from either side of an active or potentially active fault.

**Responsibility:** City of American Canyon Planning Department

**Funding Source:** City of American Canyon General Fund

**Schedule:** As required with the identification of new geologic data or as funding permits

- I9.5 Sensitive and High-Occupancy Facilities shall require the discretionary approval of the Planning Commission if they are to be sited within 150 feet of an active or potentially active fault. In any case Sensitive and High Occupancy Facilities shall not be allowed within 100 feet of either side of an active or potentially active fault. This distance may be modified if it is determined by a qualified geologic consultant that no adverse risk would occur based on field surveys, borings, and other relevant data and analysis.

**Responsibility:** City of American Canyon Planning Department

**Funding Source:** Development application fees

**Schedule:** Ongoing as project applications are submitted

- I9.6 Developers shall be responsible for supplying a preventative maintenance program for all manufactured (cut and fill) slopes. Additionally, the City shall consider the creation of slope maintenance districts as well as the implementation of a developer-sponsored 10-year slope failure warranty requirement. Inspection and maintenance of slopes during this period, including grading, planting and irrigation, will be provided for by association fees and CC&Rs.

**Responsibility:** City of American Canyon Planning Department

**Funding Source:** Funds from development applicants

**Schedule:** As necessary or as funding permits

- I9.7 Consider the adoption of an ordinance, which includes incentives, for the upgrading of seismically hazardous structures that would include priorities for the sequence of enforcement; structural standards for seismic



upgrading; options or requirements for early anchoring of buildings to provide an initial level of reinforcement at an early stage of seismic retrofit; incorporation of concepts and provisions of the State Code for historic buildings to provide additional flexibility for preservation of historic buildings while protecting them from significant earthquake damage; a time schedule for enforcement; and procedures for the posting and maintenance of warning signs on hazardous structures.

**Responsibility:** City of American Canyon Planning Department

**Funding Source:** City of American Canyon General Fund and/or other available funding sources approved by the City

**Schedule:** Review and modify, where appropriate, the building, zoning and grading codes as funding permits

- I 9.8 Consider the establishment of a special incentive and recognition program for buildings reinforced under the hazardous buildings ordinance, which could employ plaques or certificates that can be displayed on or in a reinforced building,

**Responsibility:** City of American Canyon Planning Department

**Funding Source:** City of American Canyon General Fund and/or other available funding sources approved by the City

**Schedule:** Evaluate the merits of program within 24 months of the General Plan's adoption or as funding permits

- I 9.9 Maintain an awareness of other types of structures that may be considered by engineers, over time and through the use of state-of-the-art techniques, to be seismically hazardous and develop programs for the reduction of these seismic hazards. For example, the City may consider the modification of the current ordinance to require concrete tilt-up and concrete frame buildings built before enactment of the current seismic codes to meet basic seismic standards before a change in use or occupancy level is approved, or when significant alteration or repair is proposed.

**Responsibility:** City of American Canyon Planning Department

**Funding Source:** City of American Canyon General Fund and/or other available funding sources approved by the City

**Schedule:** Evaluate the merits of establishing a program within 24 months of the General Plan's adoption or as funding permits

- I 9.10 Require development applicants to prepare a liquefaction report for proposed projects located in liquefaction susceptibility zones. Liquefaction reports shall be prepared prior to the preparation of development plans or tentative tract maps. These reports will be utilized to help assure that adequate liquefaction mitigation is possible, and that the proposed mitigation is built into the initial project layout and design.



**Responsibility:** City of American Canyon Planning Department  
**Funding Source:** Development application fees  
**Schedule:** Ongoing, as project applications are submitted

- I9.11 High groundwater problems related to any old, improperly abandoned water wells shall be mitigated by the current owner wherever possible, through use of proper sealing and abandonment procedures.

**Responsibility:** City of American Canyon Planning Department  
**Funding Source:** Property owner/developer funds  
**Schedule:** Ongoing as wells are discovered or as funding permits

- I9.12 Seismic revisions to the State Uniform Building Code shall be reviewed and implemented in the City's Building Code.

**Responsibility:** City of American Canyon Planning Department  
**Funding Source:** City of American Canyon General Fund and/or other available funding sources approved by the City  
**Schedule:** Review and modify, where appropriate, the building, and grading codes on an on going basis as funding permits

- I9.13 The City's building and grading codes shall be modified to reflect investigation requirements for designated potential liquefaction zones. A liquefaction susceptibility investigation shall be required for Critical Facilities, Sensitive Facilities, High-Occupancy Facilities, and other select structures that have more than three stories and are of a size that shall be determined by City staff using criteria established by the City Engineer. Studies for all other human occupancy buildings should be at the discretion of the City Engineer and the City's Engineering Geology Consultant.

**Responsibility:** City of American Canyon Planning Department  
**Funding Source:** City of American Canyon General Fund and/or other available funding sources approved by the City  
**Schedule:** Review and modify, where appropriate, the building, and grading codes within 18 months of the General Plan's adoption or as funding permits

- I9.14 Review the current building code enforcement procedures for concrete tilt-up and composite pre-stressed concrete construction for consistency with effective principles of seismic design, and revise as appropriate to maintain the seismic integrity of new construction.

**Responsibility:** City of American Canyon Planning Department  
**Funding Source:** City of American Canyon General Fund and/or other available funding sources approved by the City  
**Schedule:** Revise, where appropriate, the building code enforcement procedures for consistency within 24



months of the General Plan's adoption or as funding permits

- I 9.15 Require public service agencies to prepare a Utilities Report for proposed projects located in liquefaction susceptibility zones. Utilities Reports will be used to help ensure that natural gas, electric, water, sewer and communication systems are designed to mitigate potential hazards arising from their location in liquefaction zones.
- Responsibility:** City of American Canyon Public Works Department  
**Funding Source:** Funds from development applicants  
**Schedule:** Ongoing as project applications are submitted
- I 9.16 Promote hillside stability in landslide hazard areas characterized by unstable soils by amending the zoning and building codes to require the preparation of a landslide report by a qualified geologist or civil engineer for any proposed development located in a landslide hazard area. These landslide reports shall be written prior to the preparation of development plans or tentative tract maps.
- Responsibility:** City of American Canyon Public Works Department  
**Funding Source:** Funds from development applicants  
**Schedule:** Within 12 months of the General Plan's adoption, and thereafter as project applications are submitted
- I 9.17 Amend the building and zoning codes to ensure that proposed developments incorporate drainage systems and appropriate landscape materials that prevent geologic and soils slippage.
- Responsibility:** City of American Canyon Planning Department  
**Funding Source:** City of American Canyon General Fund  
**Schedule:** Within 12 months of the General Plan's adoption or as funding permits
- I 9.18 Require the preparation of a site specific geological report for all proposed development within the Alquist-Priolo Special Study Zone, to ascertain the precise location of, and appropriate setbacks from, the active West Napa fault.
- Responsibility:** City of American Canyon Planning and Public Works Departments  
**Funding Source:** Funds from development applicants  
**Schedule:** Within 12 months of the General Plan's adoption or as funding permits

#### SPECIAL STUDIES

- I 9.19 Detailed site specific studies for ground shaking characteristics, liquefaction potential, and fault rupture potential shall be required prior to



discretionary review as background to the development/approval process for Critical, Sensitive and High-Occupancy Facilities.

**Responsibility:** City of American Canyon Planning Department

**Funding Source:** Public Initiated: City of American Canyon General Fund;  
Private Initiated: Development application fees

**Schedule:** Ongoing as project applications are submitted or as funding permits

- I 9.20 Fault activity investigation reports shall have a standard format developed through consultation among the California Division of Mines and Geology, the City's Engineering Geology Consultant and relevant City Departments (e.g., Planning, Public Works). An agreed upon design shall be formulated by this group for the San Andreas, Healdsburg-Rodgers Creek, Hayward, West Napa and Green Valley faults and utilized in the reports to determine ground shaking potential. Reports shall be reviewed for adequacy by the City's Engineering Geology Consultant. At such time that the City's Sphere of Influence or other lands within the Urban Limit Line are annexed, the City (Planning Department) shall require that areas planned for development within 500 feet of the West Napa fault be studied to document age of last movement.

**Responsibility:** City of American Canyon Planning and Building Departments

**Funding Source:** City of American Canyon General Fund and/or other available funding sources approved by the City

**Schedule:** Update master geologic file with new field data annually or as funding permits

- I 9.21 All construction excavations and trenches of five feet or deeper, created in conjunction with human occupancy structures and public works infrastructure, shall be inspected by the City's Engineering Geology Consultant for any evidence of faulting if the subject property is identified as lying within 500 feet of the Alquist-Priolo Special Study Zone in previous soils, or geologic reports conducted for subject sale.

**Responsibility:** City of American Canyon Planning Department

**Funding Source:** Private development funds

**Schedule:** Ongoing, as funding permits

- I 9.22 At the earliest opportunity, a data base shall be compiled of all structural building types in the City that may be considered potential seismic hazards, including tilt-up structures and non-ductile concrete frame buildings.

**Responsibility:** City of American Canyon Planning and Building Departments

**Funding Source:** City of American Canyon General Fund and/or other available funding sources approved by the City



- Schedule:** Ongoing as the inventory needs updating, or as funding permits
- I 9.23 Request the California Division of Mines and Geology or the U.S. Geological Survey to perform an initial study to define the groundwater levels in areas where liquefaction potential is estimated to be high. For areas of very high groundwater (within 30 feet of the ground surface), the City shall consider the appropriateness of requiring potential developers in these areas to investigate means of lowering the groundwater level, and consider appropriate programs to that end.
- Responsibility:** City of American Canyon Planning and Public Works Departments in cooperation with the California Division of Mines and Geology or U.S. Geological Survey
- Funding Source:** City of American Canyon General Fund and/or other available funding sources approved by the City
- Schedule:** Groundwater study shall be updated every five (5) years or as funding permits
- I 9.24 Ensure the community has an adequate information base on the level and extent of the City's water table. Require project proponents to conduct water resource analysis should data prove to be insufficient.
- Responsibility:** City of American Canyon Planning and Public Works Departments in cooperation with a consulting geologists/engineer
- Funding Source:** City of American Canyon General Fund and/or any other available funding sources approved by the City
- Schedule:** Ensure the City has adequate information within 12 months following the General Plan's adoption or contract a consulting firm to provide detail information of the City's water resources within 24 months or as funding permits

#### FACILITIES MONITORING

- I 9.25 Existing City-owned, City-leased or City-rented Critical, Sensitive and High-Occupancy facilities, including the American Canyon Fire Department, the City Hall, and the Oat Hill Water Tank, shall be reviewed for any significant siting, design or construction problems that would make them vulnerable in an earthquake. The findings shall be incorporated into emergency operations plans as well as addressed in longer-term programs of facilities upgrading or relocation.
- Responsibility:** City of American Canyon Planning Department
- Funding Source:** City of American Canyon General Fund and/or other available funding sources approved by the City



- Schedule:** Review siting, design and construction of critical, sensitive and high-occupancy facilities within two (2) years of the General Plan's adoption.

#### DEVELOPMENT REVIEW

- I9.26** Liquefaction susceptibility and fault zone designations and related land use and construction policies shall be reviewed and updated periodically to reflect current information and technology.
- Responsibility:** City of American Canyon Planning Department
- Funding Source:** City of American Canyon General Fund and/or other available funding sources approved by the City
- Schedule:** Review and modify, where appropriate, liquefaction susceptibility and fault zone designations as current data and technology becomes available or as funding permits
- I9.27** Seismic design for proposed Critical, Sensitive and High Occupancy Facilities and other select structures that have more than four stories and are of a size determined by City staff using criteria established by the City Engineer shall be handled by City-retained structural engineers. Alternatively, seismic design may be conducted through a third-party review process, whereby qualified engineers report to the City Engineer and are paid directly by the developer.
- Responsibility:** City of American Canyon Planning Department
- Funding Source:** Project developer
- Schedule:** Ongoing as project applications are submitted
- I9.28** All geologic and soils reports submitted to the City shall be reviewed for their adequacy and completeness by a qualified, Certified Engineering Geologist and/or Registered Soils Engineer.
- Responsibility:** City of American Canyon Department of Public Works
- Funding Source:** City of American Canyon General Fund and/or development application fees
- Schedule:** Ongoing as project applications are submitted and as funding permits
- I9.29** A central repository shall be established in the Engineering Department, for the collection and compilation of geologic and soils engineering information related to faults and fault zone studies, groundwater levels, soils characteristics, susceptibility to landslides and liquefaction, and other data as appropriate. This information shall be used to increase the knowledge and insights of City reviewers and applicants alike, in support of hazard mitigation.
- Responsibility:** City of American Canyon City Engineer
- Funding Source:** City of American Canyon General Fund and/or other available funding sources approved by the City



**Schedule:** Establish geologic repository immediately following the General Plan's adoption and update as necessary or as funding permits

#### STRUCTURAL REVIEWS

I 9.30 Special structural reviews shall be conducted on any multi-story or concrete buildings receiving significant damage in an earthquake, prior to their re-occupancy, repair or demolition. Structural review would be the responsibility of the owner.

**Responsibility:** Property owner

**Funding Source:** Property owner

**Schedule:** As soon as possible after the earthquake, but before re-occupancy of structure

#### EMERGENCY PREPAREDNESS

I 9.31 Appropriate disaster response and earthquake response plans shall be maintained and updated.

**Responsibility:** City of American Canyon Planning and Fire Departments in cooperation with the other appropriate City departments

**Funding Source:** City of American Canyon General Fund and/or other available funding sources approved by the City

**Schedule:** Annually review the "appropriateness" of plans and modify when necessary or as funding permits

I 9.32 Criteria for efficient and orderly evacuation capabilities shall be incorporated into zoning, street planning, and other land use procedures for the potential inundation area below the dam or reservoir.

**Responsibility:** City of American Canyon Planning Department

**Funding Source:** City of American Canyon General Fund

**Schedule:** Review and modify the zoning codes within 18 months of the General Plan's adoption or as funding permits

I 9.33 Disaster response plans shall include adequate capabilities for heavy search and rescue, major medical response, interim morgue, emergency shelter, traffic and utility impacts, debris removal and disposal, as well as hazardous materials response for any chemicals stored or used in or adjacent to the hazardous buildings. Disaster response plans shall also include procedures for access, traffic control, emergency evacuations, and security of damaged areas.

**Responsibility:** City of American Canyon Planning and Fire Departments in cooperation with the other appropriate City departments



**Funding Source:** City of American Canyon General Fund and/or other available funding sources approved by the City  
**Schedule:** Annually ensure program includes at a minimum items listed above as funding permits

- I9.34 Maintain effective mutual aid agreements with other agencies and/or municipalities for fire, police, medical response, public works, building inspection, mass care, and heavy rescue.

**Responsibility:** City of American Canyon Planning and Fire Departments in cooperation with the other appropriate City departments and County agencies

**Funding Source:** City of American Canyon General Fund and/or other available funding sources approved by the City

**Schedule:** Ongoing as necessary or as funding permits

- I9.35 Emergency response exercises shall be conducted by the City in cooperation with other pertinent agencies. Exercises shall be designed to test and upgrade various disaster response plans.

**Responsibility:** City of American Canyon Fire Department and County Sheriff's Department in cooperation with the other appropriate City departments and County agencies

**Funding Source:** City of American Canyon General Fund and/or other available funding sources approved by the City

**Schedule:** Exercises shall be conducted at least every two (2) years or as funding permits

- I9.36 Public participation shall be sought in the development of hazard mitigation and disaster recovery programs.

**Responsibility:** City of American Canyon Planning Department

**Funding Source:** City of American Canyon General Fund and/or other available funding sources approved by the City

**Schedule:** Ongoing as hazard mitigation and disaster recovery programs are developed and as funding permits

- I9.37 A program of public education and preparedness shall be a continuing component of the emergency preparedness program. It should include, at a minimum:

- a. the existence and approximate locations of major regional and local faults, landslide and liquefaction susceptibility areas;
- b. the potential for strong ground shaking in the area, and means of strengthening buildings and protecting furnishings, equipment and other building contents from damage;



- c. the need for businesses and residents to be self-sufficient for several days following an earthquake, including food, water, medical assistance, and limited firefighting; and
- d. specific information describing what an individual should do during and immediately following an earthquake, whether at home, in a car, at work, or in an unfamiliar building.

**Responsibility:** City of American Canyon Planning and Fire Departments in cooperation with the other appropriate City departments

**Funding Source:** City of American Canyon General Fund and/or other available funding sources approved by the City

**Schedule:** Annually ensure program includes at a minimum items listed above as funding permits

- I 9.38 Solicit the cooperation of the business community for public education and mutual assistance. Businesses shall be encouraged to develop their own disaster response plans and have provisions for food, water, first aid and shelter of employees who may not be able to return home for several days following a major earthquake.

**Responsibility:** City of American Canyon Planning and Fire Departments in cooperation with the other appropriate City departments

**Funding Source:** City of American Canyon General Fund and/or other available funding sources approved by the City

**Schedule:** Ongoing, as funding permits

#### PLANNING FOR POST-DISASTER RECOVERY

- I 9.39 Guidelines shall be developed by the City which provide a clear direction for the exercise of authorities following an earthquake related disaster for such purposes as:

- a. rapid designation of redevelopment areas;
- b. revision of land use, circulation and parking requirements, and institution of other programs for improving the community environment;
- c. adaptation and institution of special programs for disaster recovery;
- d. funding of disaster recovery measures;
- e. moratoria on reconstruction in any high-hazard areas where damage could be repeated in after shocks or in future earthquakes;
- f. upgrading of the building code if deficiencies are believed to exist;
- g. establishment of Geologic Hazard Abatement Districts, as appropriate; and



- h. designation of sites for temporary housing (e.g., travel trailers and pre-fab construction) of households made homeless in the disaster, in cooperation with the Disaster Housing Program of the Federal Emergency Management Agency.

**Responsibility:** American Canyon Disaster Recovery Committee in cooperation with the Planning Department

**Funding Source:** City of American Canyon General Fund and/or other available funding sources approved by the City

**Schedule:** Within 24 months of the General Plan's adoption or as funding permits

- I 9.40 In order to prepare for post earthquake recovery, the City shall establish procedures for declaring itself a disaster area and for receiving Federal Emergency Management Agency (FEMA) and comparable state disaster relief funds.

**Responsibility:** American Canyon City Council

**Funding Source:** City of American Canyon General Fund

**Schedule:** Within 12 months of the General Plan's adoption



### GLOSSARY

|                                |                                                                                                                                                                                                                                                  |
|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Active Fault</b>            | A fracture or zone of closely associated fractures along which rocks on one side have been displaced with respect to those on the other side; has exhibited surface displacement within the Holocene time (approximately the past 11,000 years). |
| <b>Bedrock Landslide</b>       | The falling or sliding down of a mass of earth and/or rock which cuts at the underlain solid rock foundation.                                                                                                                                    |
| <b>Critical Facility</b>       | Facilities which either provide emergency services or house or serve many people who would be injured or killed in a case of disaster damage to the facility.(e.g., hospitals, emergency service, communication and utility facilities).         |
| <b>Erosion</b>                 | The process by which soil and rock are detached and moved by running water, wind, ice and/or gravity.                                                                                                                                            |
| <b>Flooding</b>                | A rise in the level of a water body or the rapid accumulation of runoff, including related mudslides and land subsidences, that result in the temporary inundation of land that is usually dry.                                                  |
| <b>Ground Failures</b>         | Mudslide, landslide, liquefaction or soil compaction.                                                                                                                                                                                            |
| <b>High-Occupancy Facility</b> | A public or private facility for housing or assembling large populations.                                                                                                                                                                        |
| <b>Landslide</b>               | A general term for a falling mass of soil or rocks.                                                                                                                                                                                              |
| <b>Liquefaction</b>            | A process by which water-saturated granular soils transform from a solid to a liquid state during strong ground shaking.                                                                                                                         |



**Potentially Active Fault**

A fracture or zone of closely associated fractures along which rocks on one side have been displaced with respect to those on the other side; shows evidence of surface displacement during Quaternary time (the last 2 million years).

**Sensitive Facility**

A facility used for the manufacture, storage or sale of hazardous materials as well as schools, nursing homes and housing for the elderly, handicapped or mentally ill.

**Subsidence**

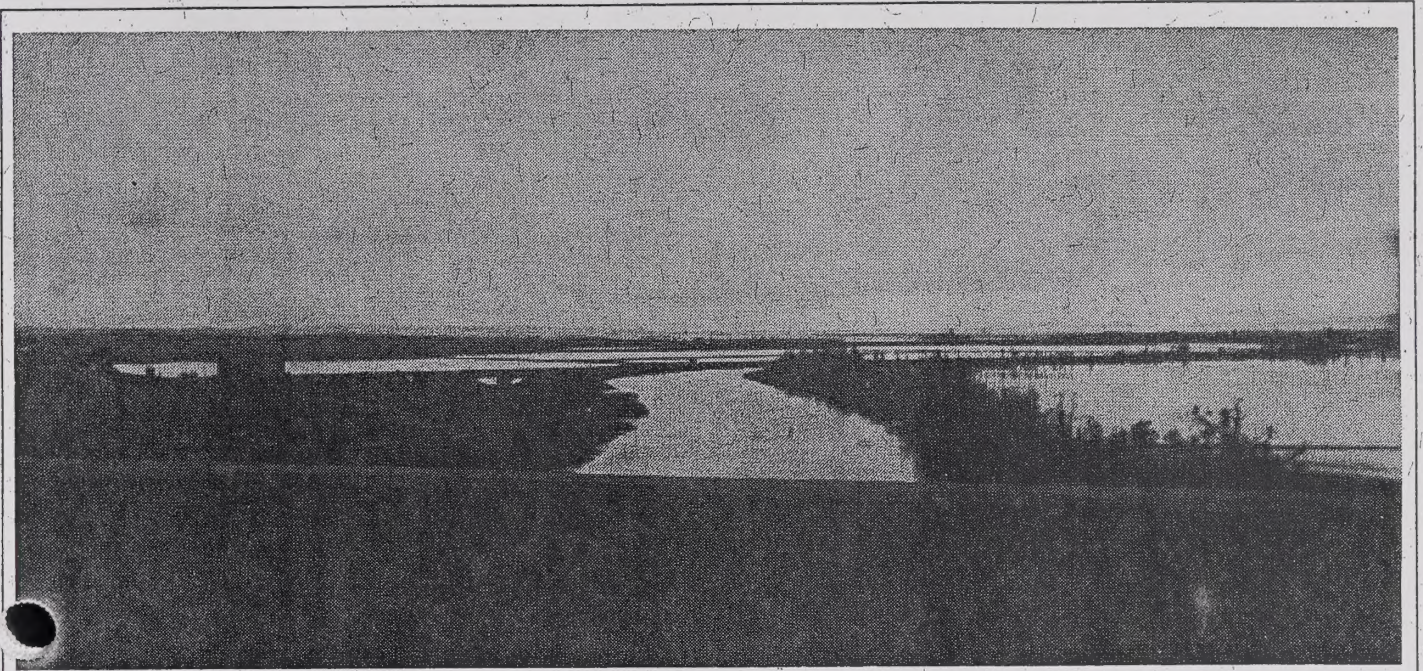
The gradual, local settling or sinking of the earth's surface with little or no horizontal motion (subsidence is usually the result of gas, oil, or water extraction, hydrocompaction, or peat oxidation, and not the result of a landslide or slope failure).

**Surface Rupture**

A break in the ground's surface and associated deformation typically resulting from the movement of a fault.



# Flood Hazards Element









**STATUTORY REQUIREMENTS**

Government Code Section 65302(g) states the following:

*"The General Plan shall include a safety element for the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence and other geologic hazards known to the legislative body; flooding; and wild land and urban fires."*

This section addresses flooding as it pertains to public safety.



**OPPORTUNITIES AND CONSTRAINTS (ISSUES)**

New hillside development may increase the amount and velocity of water runoff, particularly during periods of high intensity rainfall, thereby impacting the storm drainage system and potentially causing flooding at lower elevations.

Significant portions of the Planning Area are within a 100-year floodplain, which means that existing and future development in these areas could be at risk unless adequate mitigation measures are implemented.



## OVERVIEW OF FLOODING HAZARDS POLICIES

The policies found within this element address the following:

1. The maintenance of flood control systems.
2. The restriction of development that lacks adequate mitigation measures in hazardous flood zones.
3. The establishment of design and construction standards for flood prone portions of the Planning Area.
4. The establishment and maintenance of emergency response operations in the event of flooding.



## GOALS, OBJECTIVES AND POLICIES

The following section presents the goals, objectives, and policies related to flooding in the City of American Canyon. Implementing programs are referenced at the conclusion of each policy by an "I" and a number in parentheses and are described in the last subsection of the element.

### Goal

- 10      **Protect the lives and property of American Canyon's residents and visitors from flood hazards.**

### Objective

- 10.1      Design both new development and redevelopment projects in a manner that minimizes hazards associated with flooding.

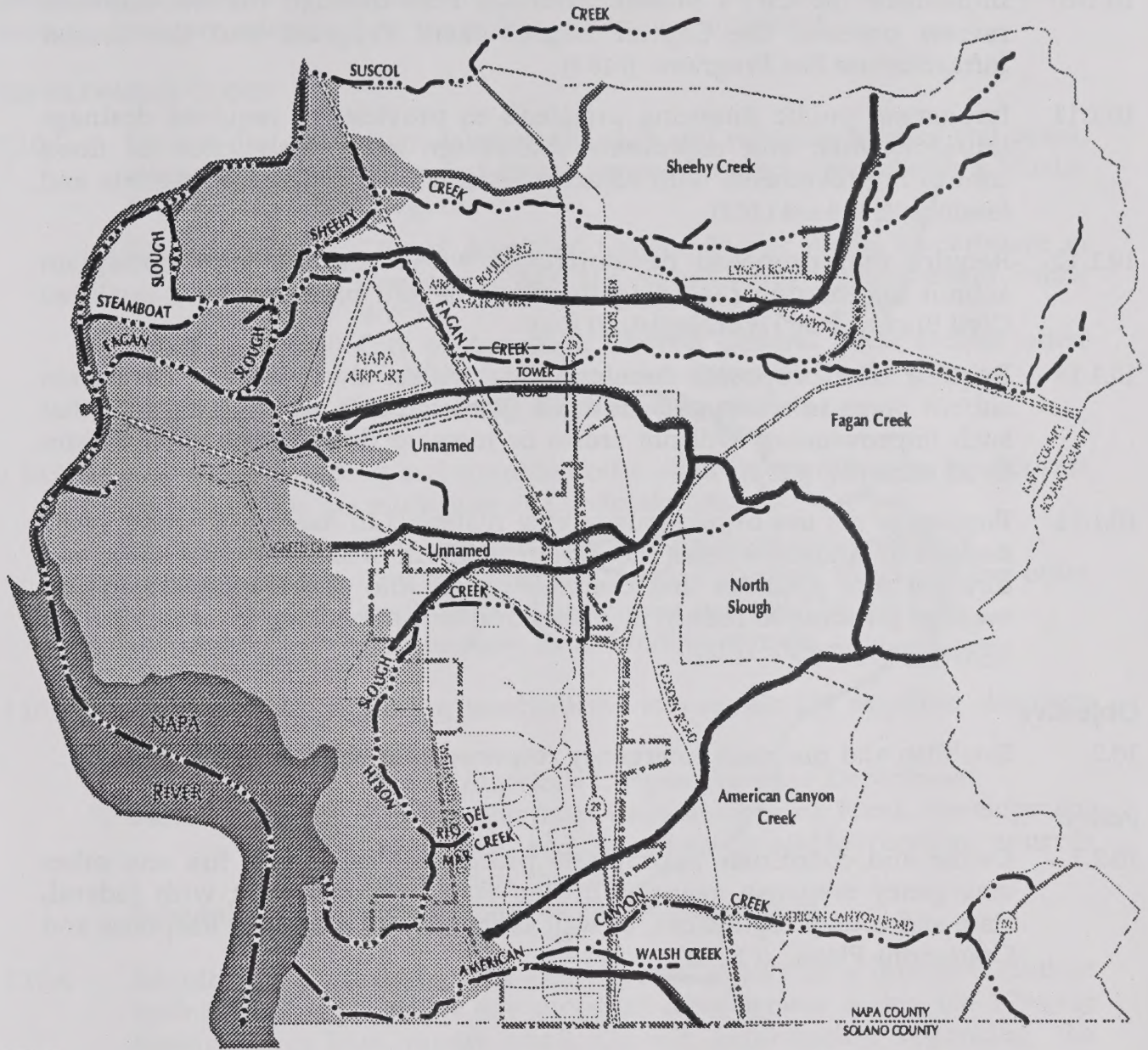
### Policies

- 10.1.1      Retain and enhance natural watercourses, including perennial and intermittent streams, as the City's primary flood control channels whenever feasible. (I 10.8)
- 10.1.2      Encourage the adoption of building setbacks that protect natural watercourses and ensure their use as flood control resources. (I 10.7)
- 10.1.3      Require that property owners keep natural drainage courses on their sites free of obstructions such as structures, dams, and debris, which may adversely affect flooding on the site or downstream properties. (I 10.8)
- 10.1.4      Ensure that storm water drainage is designed for peak flow conditions. (I 10.1)
- 10.1.5      Prohibit the development of structures designed for human occupancy within the 100-year floodplain, unless flood hazards are adequately mitigated. Mitigation can be accomplished by building foundations a minimum of one (1) foot above the 100-year flood elevation, or by other means approved by the City Engineer (see **Figure 10-1**). (I 10.2 and I 10.8)
- 10.1.6      Require that vacant or undeveloped lands within the 100-year floodplain be retained for low intensity recreational, agricultural, or rural uses, provided that such uses do not adversely impact flood conditions. (I 10.6)
- 10.1.7      Update existing drainage and retention studies and improvement plans accordingly. (I 10.1)
- 10.1.8      Require that primary and secondary access and egress routes for new development be located outside of the 100-year floodplain to ensure that they remain dry during episodes of flooding. (I 10.2)



# American Canyon

## GENERAL PLAN



### LEGEND

- |  |                                |  |                     |
|--|--------------------------------|--|---------------------|
|  | City of American Canyon        |  | Drainage Course     |
|  | Planning Area                  |  | Body of Water       |
|  | Proposed City Urban Limit Line |  | 100 Year Flood Area |
|  | Southern Pacific Railroad      |  |                     |
|  | Watershed Boundary             |  |                     |

SOURCE: West Yost Associates, 1993

Envicom Corporation Graphics

## MAJOR DRAINAGE FACILITIES AND 100 YEAR FLOOD EVENT

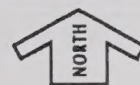
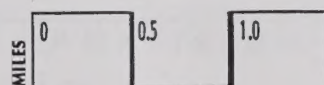


FIGURE 10-1



- 10.1.9 Require project designs to ensure that natural gas, electric, water and sewer services remain operable during an episode of flooding. (I 10.2)
- 10.1.10 Implement the City's Master Drainage Plan through the development review process, the Capital Improvement Program and the Master Infrastructure Fee Program. (I 10.1)
- 10.1.11 Implement public financing programs to provide for required drainage improvements, and coordinate the design and construction of flood control improvements with adjacent jurisdictions, where appropriate and feasible. (I 10.3 and I 10.9)
- 10.1.12 Require that proposed developments within the 100-year floodplain submit information regarding the flood hazard prepared by a qualified Civil Engineer or Hydrologist. (I 10.4)
- 10.1.13 Require that proposed developments within the 100-year floodplain submit plans to adequately mitigate flood hazards and demonstrate that such improvements will not create or increase downstream or upstream flood hazards. (I 10.4)
- 10.1.14 Encourage the use of pervious paving materials in hardscape areas; swale designs in landscape areas that slow runoff and maximize infiltration; and directed roof drainage that channels runoff into pervious greenbelt and seepage pit areas to reduce increases in downstream runoff resulting from new development. (I 10.5)

#### Objective

- 10.2 Establish and maintain emergency response operations for flooding.

#### Policy

- 10.2.1 Define and coordinate appropriate procedures for police, fire and other emergency response agencies during flooding, consistent with federal, state and county regulations, as well as the City's Emergency Response and Operations Plans. (I 10.10)



## IMPLEMENTATION PROGRAMS

The following programs implement the flood hazard policies found in the preceding subsection of this element. The capital "I" and the number preceding each program are referenced by the policies that they implement.

### DEVELOPMENT CODES

- I 10.1 Update and implement existing drainage and retention studies and plans, initiate appropriate Capital Improvement Programs and create a Master Infrastructure Fee Program.
- Responsibility:** City of American Canyon Public Works Department in cooperation with the Napa County Department of Public Works
- Funding Source:** City of American Canyon General Fund and/or other available funding sources approved by the City
- Schedule:** As necessary, or as funding permits
- I 10.2 The City's building and grading codes shall be modified to incorporate provisions for the mitigation of floodplain hazards.
- Responsibility:** City of American Canyon Planning Department
- Funding Source:** City of American Canyon General Fund and/or other available funding sources approved by the City
- Schedule:** As necessary, or as funding permits
- I 10.3 Utilize public financing mechanisms to provide for required drainage improvements.
- Responsibility:** City of American Canyon Planning Department
- Funding Source:** City of American Canyon General Fund, development applicants, and/or other available funding sources approved by the City
- Schedule:** As necessary, or as funding permits
- I 10.4 Require the preparation of a flood hazard report by a qualified civil or hydrological engineer for any proposed development within the 100-year floodplain. This report shall contain information regarding the mitigation of flood hazards and will demonstrate that such measures will not adversely impact flood conditions.
- Responsibility:** City of American Canyon Planning Department
- Funding Source:** City of American Canyon General Fund and/or other available funding sources approved by the City
- Schedule:** As necessary, or as funding permits
- I 10.5 Amend the City's building codes so as to coordinate flood control mitigation measures associated with new development, including



construction of storm drains and the use of runoff reducing design measures, with the storm drainage policies set forth in the Utilities Element of the General Plan.

**Responsibility:** City of American Canyon Planning Department

**Funding Source:** City of American Canyon General Fund and/or other available funding sources approved by the City

**Schedule:** As necessary, or as funding permits

- I 10.6 Amend the building and zoning codes to ensure that vacant and undeveloped land located in the 100-year floodplain is retained for low intensity uses.

**Responsibility:** City of American Canyon Planning Department

**Funding Source:** City of American Canyon General Fund and/or other available funding sources approved by the City

**Schedule:** As necessary, or as funding permits

- I 10.7 Amend the City's building codes to ensure that buildings are setback from natural watercourses, including perennial and intermittent streams, so as to preserve these natural flood control resources.

**Responsibility:** City of American Canyon

**Funding Source:** City of American Canyon General Fund and/or development fees

**Schedule:** Within 12 months of the General Plan's adoption

#### DEVELOPMENT REVIEW PROCEDURES

- I 10.8 Development proposals for projects within the 100-year floodplain shall be reviewed for consistency with Federal Emergency Management Agency requirements in addition to state, county and city requirements.

A site-specific hydrology study that meets the standards of the City of American Canyon and the County Public Works Department shall be prepared by a qualified civil engineer as a prerequisite to the approval of projects within the 100-year floodplain. The hydrology study shall be reviewed by the City Engineer and shall be subject to his/her approval. Staff recommendations regarding the facilities necessary to mitigate flooding hazards resulting from project implementation and/or impacts to flood facilities shall become conditions of project approval. Mitigation against flooding hazards must be provided prior to the issuance of certificates of occupancy.

**Responsibility:** City of American Canyon Planning Department in cooperation with the Napa County Department of Public Works

**Funding Source:** Administrative: City of American Canyon General Fund and/or development application fees



**Schedule:** Hydrology Study: project applicant funds  
Ongoing as development applications are submitted or  
as funding permits

#### AGENCY COORDINATION

I 10.9 Coordinate with local, state and federal agencies to ensure that the design and construction of flood control improvements within the City of American Canyon are not in conflict with the efforts of neighboring jurisdictions.

**Responsibility:** City of American Canyon Planning Department

**Funding Source:** City of American Canyon General Fund and/or other available funding sources approved by the City

**Schedule:** As necessary, or as funding permits

#### EMERGENCY PREPAREDNESS

I 10.10 Maintain the City's Emergency Response and Operations Plan, periodically reviewing and updating its procedures in response to actual flooding and as conditions and information warrant.

**Responsibility:** City of American Canyon Planning and Fire Departments in cooperation with the County Sheriff's Department

**Funding Source:** City of American Canyon General Fund and/or other available funding sources approved by the City

**Schedule:** As needed when flood conditions and information changes or as funding permits



1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes the need for transparency and accountability in all financial dealings.

2. The second part of the document outlines the various methods and procedures used to collect and analyze data. It includes a detailed description of the sampling process and the statistical techniques employed to interpret the results.

3. The third part of the document presents the findings of the study. It includes a series of tables and graphs that illustrate the trends and patterns observed in the data. The results are discussed in the context of the research objectives and the existing literature.

4. The fourth part of the document discusses the implications of the findings for policy and practice. It highlights the key areas where the research has identified gaps or opportunities for improvement. Recommendations are provided for further research and for the implementation of the findings.

5. The fifth part of the document provides a summary of the study and its conclusions. It reiterates the main findings and the significance of the research. The document concludes with a statement of the author's appreciation for the support and assistance provided throughout the project.



# Noise Element









**STATUTORY REQUIREMENTS**

Government Code Section 65302(f) states the following:

*The General Plan shall include a noise element which shall identify and appraise noise problems in the community. The noise element shall recognize the guidelines adopted by the Office of Noise Control in the State Department of Health Services and shall analyze and quantify to the extent practicable, as determined by the legislative body, current and projected noise levels for all of the following sources:*

- 1) Highways and freeways*
- 2) Primary arterials and major local streets*
- 3) Passenger and freight on-line railroad operations and ground rapid transit systems*
- 4) Aviation and airport related operations*
- 5) Local industrial plants*
- 6) Other ground stationary noise sources contributing to community noise environment*

A local noise element should accurately reflect the noise environment, the stationary sources of noise, and the impacts of noise on local residents.



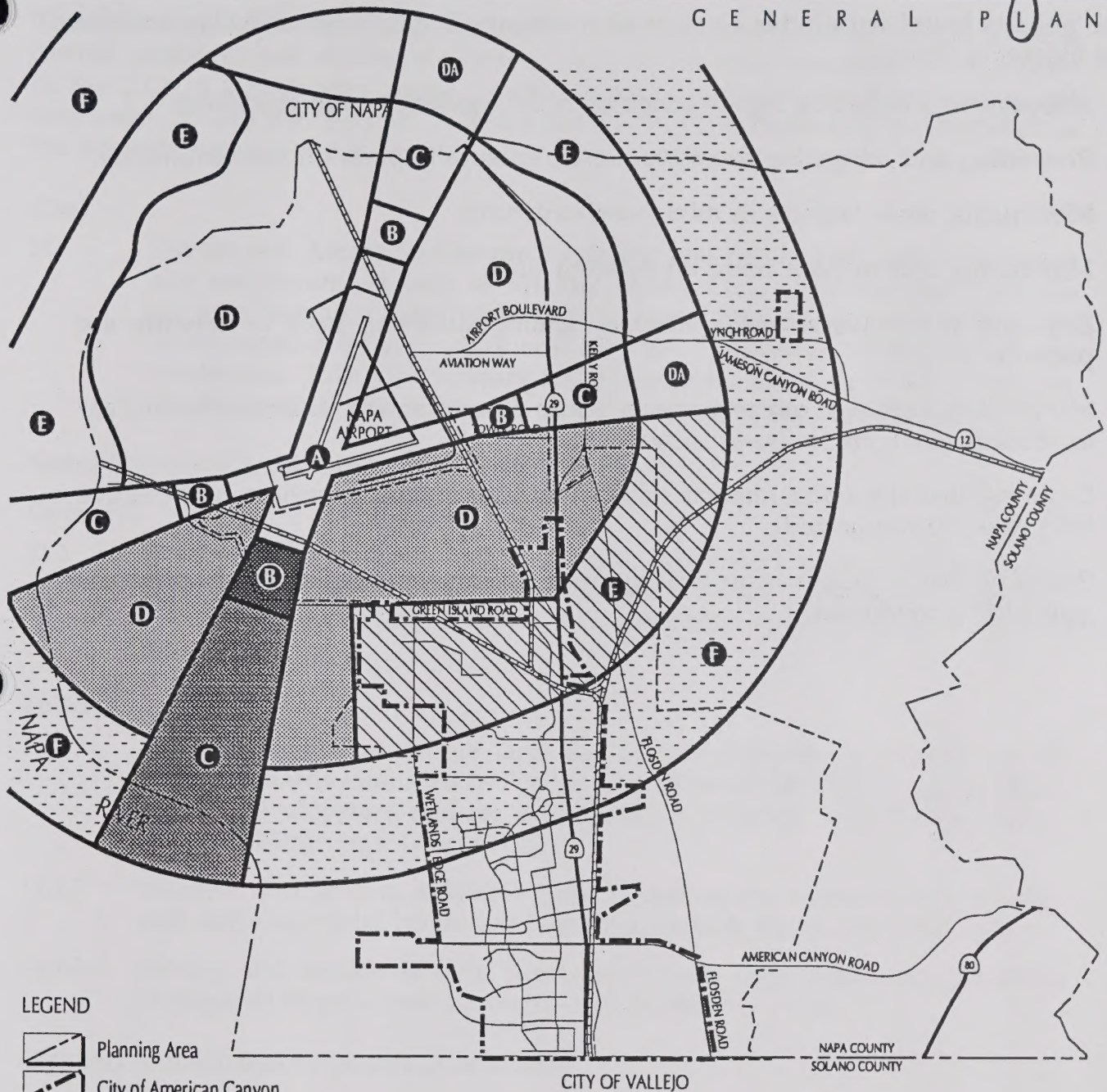
**OPPORTUNITIES AND CONSTRAINTS (ISSUES)**

1. Some residential, commercial, and institutional land uses in the City of American Canyon, particularly along Highway 29, are impacted by vehicular noise levels that exceed the Napa County noise standards currently used by the City.
2. Increased development within the City of American Canyon and Napa and Solano Counties will subsequently increase the number of vehicle trips along State Route 29 (SR 29). This will likely result in increased noise exposure to the properties along this major highway.
3. New development within American Canyon's Planning Area will increase traffic, and thus noise, along the existing road network.
4. Napa County Airport may be used for additional jet flight operations in the future. If residential development occurs within Airport Compatibility Zone E (see **Figure 11-1**) without noise attenuation requirements, proposed projects may be exposed to elevated noise levels.
5. Continued development in the region will likely lead to additional freight operations and possibly passenger rail service traveling through American Canyon. As a result of increased rail traffic, development along the two rail branches may be exposed to unacceptable noise levels.



# American Canyon

## GENERAL PLAN



### LEGEND



Planning Area



City of American Canyon



Proposed City Urban Limit Line



Southern Pacific Railroad



Zone B - "Inner Approach / Departure Zones"

- Substantial Accident Risk
- High Noise Levels
- Low Overflights Below 100 Feet



Zone C - "Outer Approach / Departure Zones"

- Moderate Accident Risk
- Substantial Noise
- Low Overflights Below 300 Feet



Zone D - "Traffic Pattern Area"

- Moderate Accident Risk
- Frequent Noise Intrusion
- Routine Overflight Below 1000 Feet



Zone E - "Common Flight Paths"

- Limited Accident Risk
- Frequent Noise Intrusion
- Overflight Annoyance



Zone F - "Other Airport Environs"

- Low Accident Risk
- Overflight Annoyance

SOURCE: Napa County Airport Land Use Compatibility Plan, 1991



Envicom Corporation Graphics

COMPATIBILITY PLAN  
(Napa County Airport)

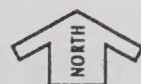
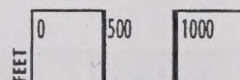


FIGURE 11-1



### OVERVIEW OF NOISE POLICIES

The policies found within this element of American Canyon's General Plan address the following topics:

1. Adopting and enforcing legally adequate noise regulations and guidelines.
2. Preventing and mitigating excessive noise exposure impacts on the community.
3. Minimizing noise impacts in mixed-use structures.
4. Minimizing construction noise on adjacent uses.
5. Ensuring that adverse noise impacts among differing uses or tenants are prevented.
6. Minimizing spillover noise impacts from entertainment and restaurant/bar establishments onto "noise-sensitive" uses.
7. Ensuring that the noise impacts of rail and air transport services on sensitive land uses are minimized.
8. Ensuring that a proper acoustical analysis of any potentially significant noise generator is conducted.



## **GOALS, OBJECTIVES AND POLICIES**

The following section presents the goals, objectives, and policies related to both overall (ambient) and stationary (fixed-source) source noise conditions and impacts in the City of American Canyon. Implementing programs are referenced at the conclusion of each policy by an "I" and a number in parentheses and are described in the last subsection of the element.

### **Goal**

- 11**      **Ensure that American Canyon's existing and future residents, employees and employers, as well as visitors to the City, are protected from the adverse human health and environmental impacts of excessive noise levels created by stationary and ambient (intrusive) noise sources and conditions. Take all necessary and appropriate action to avoid or mitigate the detrimental affects of such excessive noise on the community.**

## **NOISE ORDINANCES, REGULATIONS, AND GUIDELINES**

### **Objective**

- 11.1**      **Control both ambient and stationary (intrusive) noise conditions and impacts that may occur in American Canyon. Maintain base line information regarding ambient and stationary noise sources within the community.**

### **Policies**

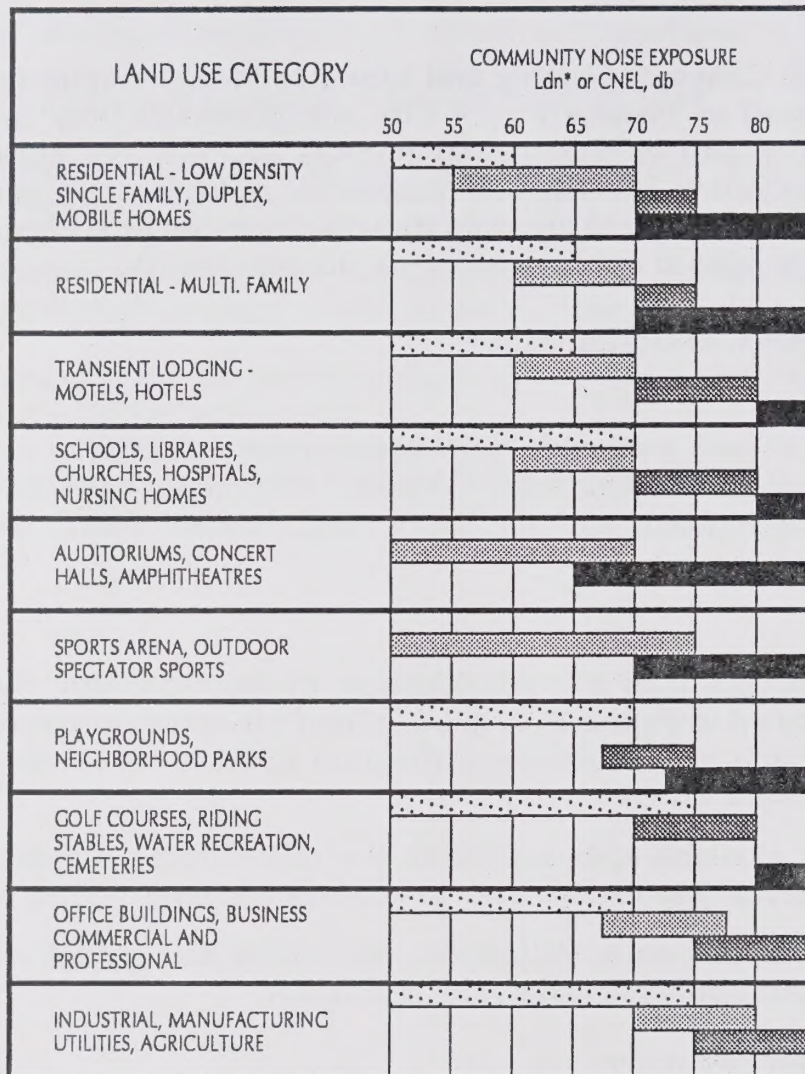
- 11.1.1**      **Promote noise compatible land use relationships by implementing the noise standards identified in **Figure 11-2**, to be utilized for design purposes in new development and for establishing a program to attenuate existing noise problems. (I 11.14 and I 11.15)**
- 11.1.2**      **Monitor and update available data regarding the community's ambient and stationary noise levels (see **Figures 11-3, 11-4, 11-4A and 11-5**). (I 11.2)**
- 11.1.3**      **Modify and update all local noise ordinances, regulations and guidelines as required by new state standards and guidelines. (I 11.1)**

## **AMBIENT NOISE IMPACTS ON THE COMMUNITY**

### **Objective**

- 11.2**      **Protect residents, employees, and visitors to the community from excessive noise exposure. If possible, mitigate the adverse impacts of existing or unavoidable excessive noise on these same groups.**





### INTERPRETATION



#### NORMALLY ACCEPTABLE

Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction without any special noise insulation requirements.



#### CONDITIONALLY ACCEPTABLE

New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.



#### NORMALLY UNACCEPTABLE

New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.



#### CLEARLY UNACCEPTABLE

New construction or development should generally not be undertaken.

SOURCE: Office of Noise Control, California Department of Health

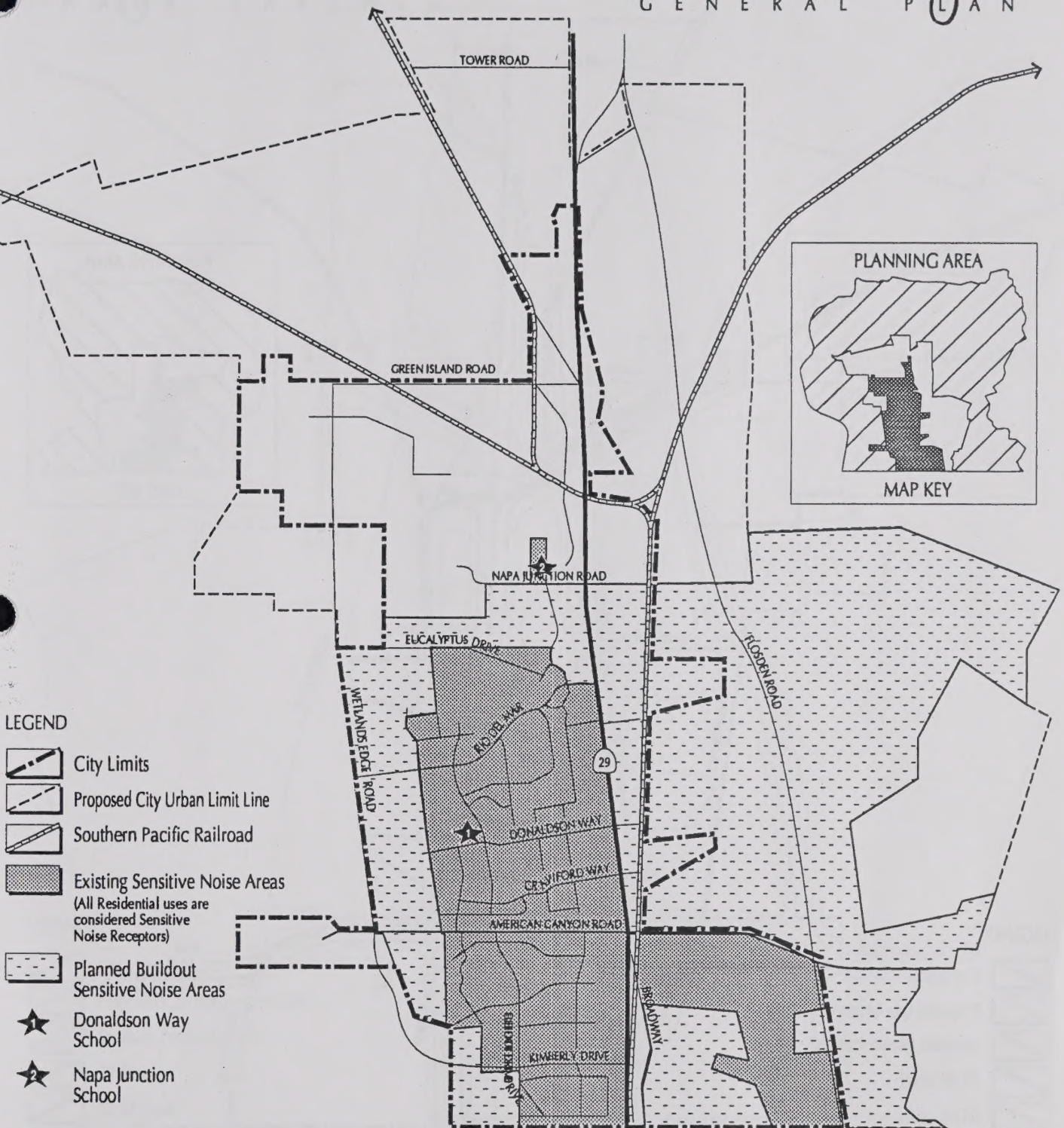
Envicom Corporation Graphics

## LAND USE COMPATIBILITY FOR NOISE



# American Canyon

## GENERAL PLAN



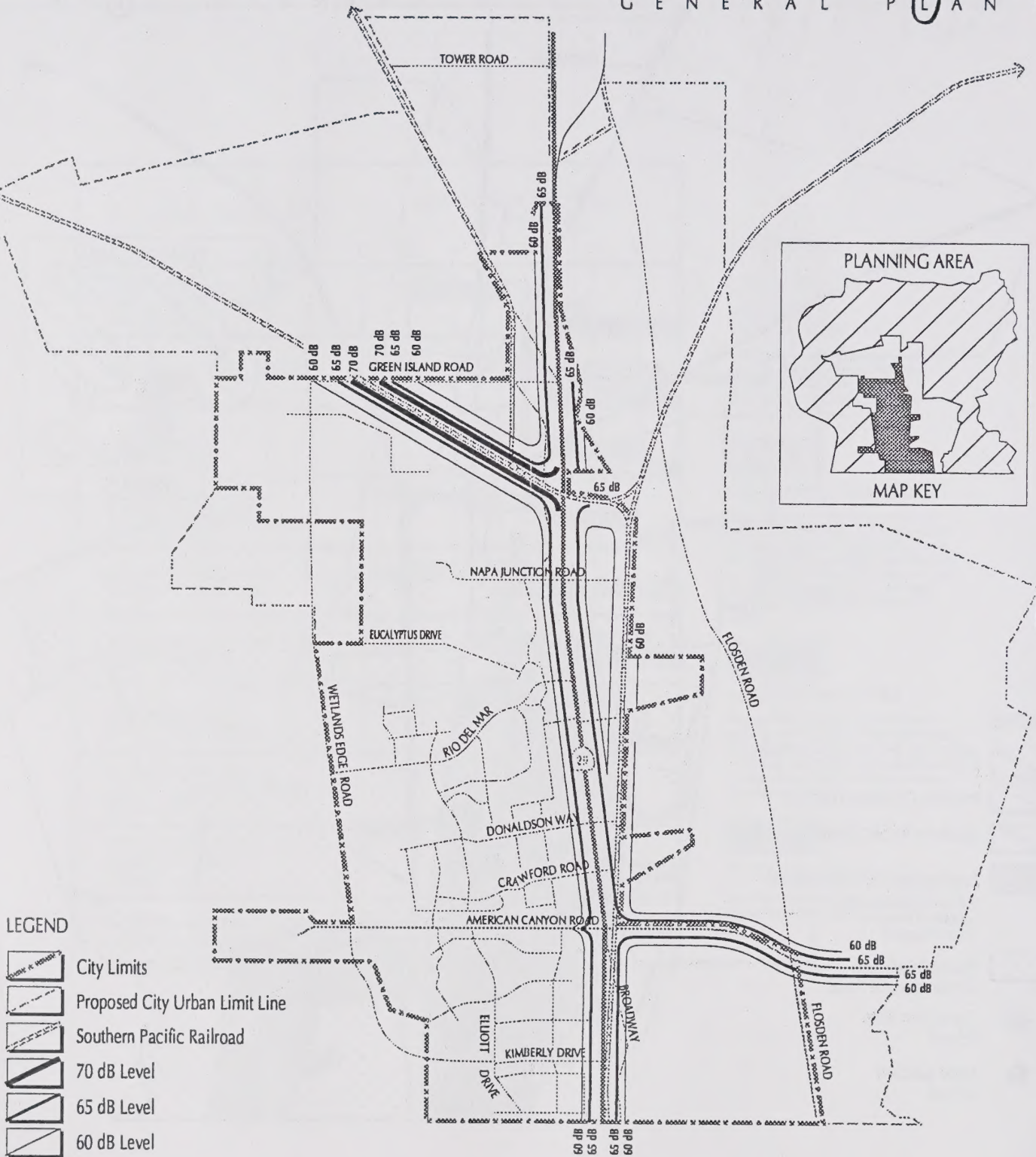
SOURCE: Envicom Corporation, 1993

Envicom Corporation Graphics



# American Canyon

## GENERAL PLAN



SOURCE: Envicom Corporation, 1993

Envicom Corporation Graphics

GENERALIZED EXISTING NOISE CONTOURS  
(CITY OF AMERICAN CANYON)

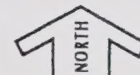
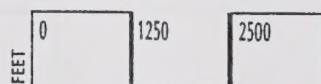
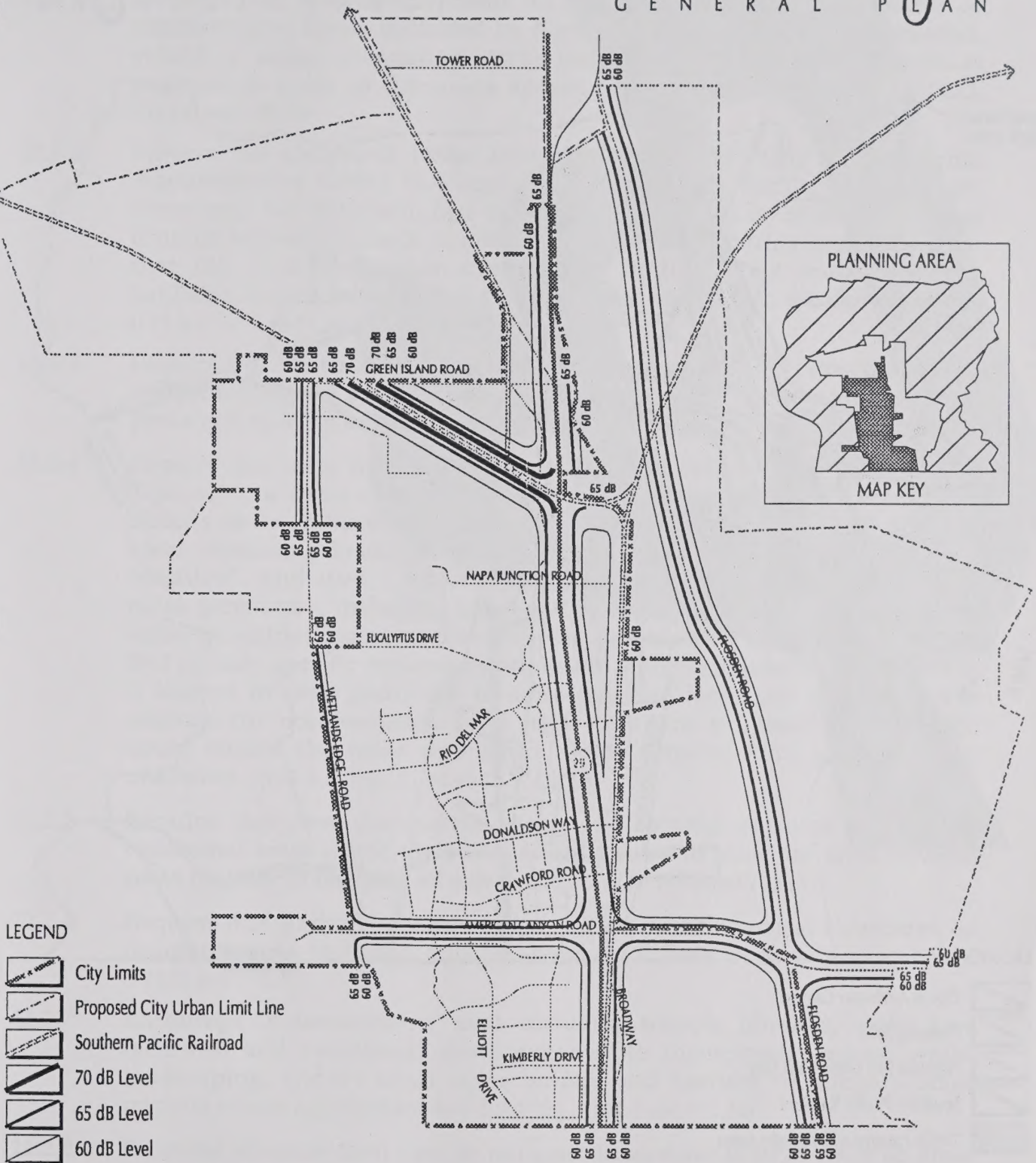


FIGURE 114



# American Canyon

## GENERAL PLAN



SOURCE: Envicom Corporation, 1993

Envicom Corporation Graphics

GENERALIZED FUTURE NOISE CONTOURS  
(CITY OF AMERICAN CANYON)

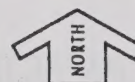
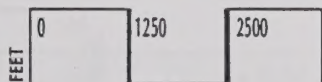


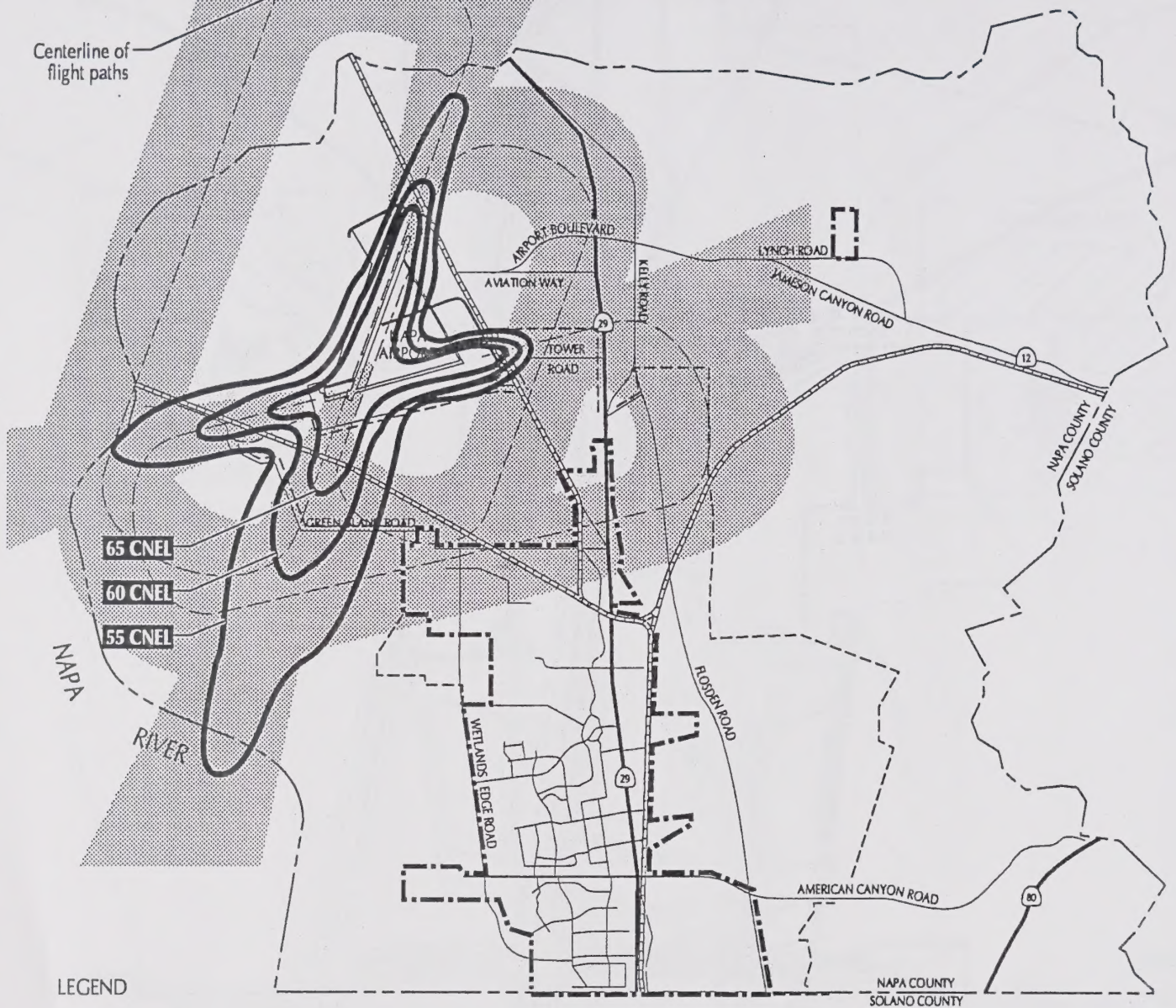
FIGURE 11-4a



# American Canyon

## GENERAL PLAN

Centerline of  
flight paths



### LEGEND

-  City of American Canyon
-  Planning Area
-  Proposed City Urban Limit Line
-  Southern Pacific Railroad
-  Traffic Patterns & Overflight Areas

SOURCE: Napa County Airport Compatibility Plan, 1991

Envicom Corporation Graphics

NAPA COUNTY  
AIRPORT NOISE IMPACTS

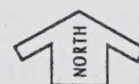
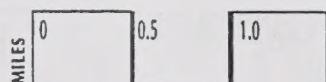


FIGURE 11-5



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**Policies**

- 11.2.1 Require that new development for locations in which the exterior or interior noise levels indicated in **Figure 11-2** are likely to be exceeded, submit a noise attenuation study prepared by a qualified acoustical engineer in order to determine appropriate mitigation measures. (*I 11.3, I 11.14, and I 11.15*)
- 11.2.2 Enforce the California Noise Insulation Standards (Title 25, California Administrative Code) that apply to new multiple family, hotel, motel, dormitory, and long-term care developments with a Ldn of 60 dB(A) noise contour adjacent to roads, transit lines, and manufacturing areas to ensure that the units have been designed to limit interior noise levels in habitable rooms to a Ldn of 45 dB(A) with doors and windows closed. (*I 11.3, I 11.14, and I 11.15*)
- 11.2.3 Require that air conditioning units and pool equipment within residential areas be designed and sited in a manner that does not intrude upon the peace and quiet of adjacent noise-sensitive uses. (*I 11.14 and I 11.15*)
- 11.2.4 Require that new industrial, commercial and related land uses, or the expansion of these existing land uses, demonstrate that they would not directly cause ambient noise levels to exceed an exterior Ldn of 65 dB(A) in areas containing housing, schools, health care facilities, or other "noise-sensitive" land uses. Additionally, require that potentially significant noise generators, including uses such as night clubs that cause sporadic noise intensities, submit noise analyses prepared by an acoustical expert that include specific recommendations for mitigation when: a) the project is located in close proximity to noise-sensitive land uses or land that is planned for noise-sensitive land uses, or b) the proposed noise source could violate the noise provisions of the General Plan or City Noise ordinance. (*I 11.3, I 11.4, I 11.14, and I 11.15*)
- 11.2.5 Require that new commercial structures located adjacent to existing residential areas shield their HVAC units so as to limit the units adverse noise impacts to the greatest extent possible. (*I 11.14 and I 11.15*)
- 11.2.6 Require that parking lots associated with new commercial structures be designed so as to buffer adjacent residential uses from vehicular noise. (*I 11.14 and I 11.15*)
- 11.2.7 Encourage "noise-sensitive" uses, including schools, libraries, health care facilities, and residential developments, to incorporate fences, walls, landscaping, and/or other noise buffers and barriers to mitigate noise impacts where appropriate and feasible. (*I 11.3 and I 11.14*)
- 11.2.8 Consider alternate land uses or mitigation measures if large walls or other physical barriers are required to mitigate noise impacts that will affect or be caused by a proposed development project. (*I 11.4, I 11.14, and I 11.15*)



11.2.9 Require the utilization of site and architectural design features in conjunction with noise barriers to mitigate impacts on sensitive land uses. Design techniques capable of mitigating potential noise impacts include:

a. Site Design

- Using building setbacks and dedicating noise easements to increase the distance between the noise source and receiver;
- Locating uses and orienting buildings that are compatible with higher noise levels adjacent to noise generators or in clusters to shield more noise-sensitive areas and uses;
- Placing noise tolerant land uses, such as parking areas, between noise sources and receivers;
- Using noise tolerant structures, such as garages or carports, to shield noise-sensitive areas; and
- Clustering office, commercial, or multiple family residential structures to reduce interior open space noise levels.

b. Architectural Design

- Using dense building materials and tight fitting doors;
- Employing double glazed and double pane windows;
- Placing unopenable windows on the side of the structure facing a major roadway and entry doors on the side of the building facing away from the major roadway; and
- Avoiding balconies and patio areas facing major transportation routes. (I 11.1, I 11.16, and I 11.17)

## TRAFFIC-RELATED NOISE IMPACTS

### Objective

11.3 Minimize the adverse impacts of traffic-generated noise on residential and other "noise-sensitive" uses as depicted on Figure 11-5.

### Policies

11.3.1 Minimize motor vehicle noise impacts from streets and highways through proper route location and sensitive roadway design by employing the following strategies:

- a. Consider the impacts of truck routes, the effects of a variety of truck traffic, and future motor vehicle volumes on noise levels adjacent to master planned roadways when improvements to the circulation system are planned.
- b. Mitigate traffic volumes and vehicle speed through residential neighborhoods.



- c. Work closely with the State of California Department of Transportation (Caltrans) in the early stages of highway improvements and design modifications to ensure that proper consideration is given to potential noise impacts on the City. (*I 11.4, I 11.15 and I 11.16*)

- 11.3.2 Require that all new nonresidential development design and configure onsite ingress and egress points to divert traffic (and its resultant noise) away from "noise-sensitive" land uses to the greatest degree practicable. (*I 11.16*)
- 11.3.3 Actively enforce existing applicable sections of the California Vehicle Code related to vehicle or equipment mufflers and modified exhaust systems. (*I 11.22*)
- 11.3.4 Require that any municipal vehicles or noise-generating mechanical equipment purchased or used by the City of American Canyon comply with noise performance standards consistent with the best available noise reduction technology. (*I 11.25*)
- 11.3.5 Encourage local and regional public transit providers to ensure that the equipment they use and operate does not create excessive noise impacts on the community. (*I 11.19*)
- 11.3.6 Encourage Caltrans to install and maintain mitigation and/or landscaping elements along highways under their jurisdiction that are adjacent to existing residential subdivisions or noise-sensitive uses in order to reduce their adverse noise impacts. (*I 11.18*)
- 11.3.7 Provide for the development of alternate transportation modes, such as bicycle paths and pedestrian walkways, to minimize the number of noise generating automobile trips. (*I 11.5*)
- 11.3.8 Reduce noise impacts of vehicular travel by implementing Transportation Management Policies 4.6.1 through 4.6.5. (*I 4.8, I 4.10, I 4.11, and I 4.13*)

#### AIRCRAFT-RELATED NOISE IMPACTS

##### Objective

- 11.4 Minimize the adverse impacts of aircraft generated noise on residential and other "noise-sensitive" uses.

##### Policies

- 11.4.1 Restrict the development of uses located within the 65 CNEL contour of Napa Airport to industrial, agricultural, or other open space uses (see **Figure 11-5**). (*I 11.23*)
- 11.4.2 Require that development in the vicinity of Napa Airport comply with the noise standards contained in the Airport Land Use Compatibility Plan (ALUP). (*I 11.24*)



- 11.4.3 Work closely with the Napa County Airport to ensure that the airport's operations do not generate adverse noise conditions in the City of American Canyon. (I 11.21)

## NOISE IMPACTS OF COMMERCIAL AND INDUSTRIAL LAND USES

### Objective

- 11.5 Minimize noise spillover or encroachment from commercial and industrial land uses into adjoining residential neighborhoods or "noise-sensitive" uses.

### Policies

- 11.5.1 Require that automobile and truck access to commercial or industrial land uses abutting residential parcels be located at the maximum practical distance from the residential parcels. (I 11.4)
- 11.5.2 Prohibit the siting of loading and shipping facilities for commercial and industrial land uses adjacent to residential parcels, thereby minimizing the potential noise impacts upon those parcels to the greatest degree practicable. (I 11.4)
- 11.5.3 Require that parking areas for commercial and industrial land uses be set back from adjacent residential areas to the maximum extent feasible or be buffered and shielded by walls, fences, berms, and/or adequate landscaping. (I 11.4)
- 11.5.4 Require that parking structures serving commercial or industrial land uses be designed to minimize the potential noise impacts of vehicles using these facilities both on site and on adjacent land uses or properties. The design measures may include: (a) the use of materials that mitigate sound transmission; and (b) the configuration of interior spaces to minimize sound amplification and transmission. (I 11.4)
- 11.5.5 Limit the hours of operation and/or the use of leaf blowers, parking lot sweepers, or other high noise-generating commercial/industrial equipment to reduce the potentially adverse noise impacts of such equipment upon adjacent residential areas. (I 11.6)
- 11.5.6 Require that the hours of truck deliveries to commercial or industrial land uses abutting residential uses be limited (within a reasonable period) unless there are no feasible alternatives or there are overriding transportation benefits by scheduling deliveries at other hours. (I 11.6)



**NOISE IMPACTS OF MIXED-USE STRUCTURES****Objective**

- 11.6 Minimize the potentially adverse noise impacts associated with the development of mixed-use structures in which residential units are located above ground floor commercial uses.

**Policies**

- 11.6.1 Require that the commercial component of a mixed-use project not generate excessive noise. (I 11.9)
- 11.6.2 Require that mixed-use structures incorporating both commercial and residential land uses minimize to the greatest degree practicable (through design and construction techniques) the transfer or transmission of noise and vibration from the commercial land use to the residential land use. (I 11.9)

**CONSTRUCTION NOISE IMPACTS****Objective**

- 11.7 Minimize the impacts of construction noise on adjacent uses.

**Policies**

- 11.7.1 Limit non-emergency construction activities adjacent to existing noise-sensitive uses to daylight hours between 6:30 AM and 8:00 PM. (I 11.7)
- 11.7.2 Require construction activities to employ practical techniques and practices that minimize the generation of adverse and/or excessive noise impacts on adjacent land uses. (I 11.7)

**NOISE IMPACTS/ENCROACHMENT WITHIN MULTI-OCCUPANT STRUCTURES****Objective**

- 11.8 Ensure that buildings are constructed soundly to prevent adverse noise transmission between differing uses or tenants located in the same commercial structure, and individual dwelling units in multi-family residential structures.

**Policy**

- 11.8.1 Rigorously enforce the applicable provisions of the Uniform Building Code and City of American Canyon Municipal Code, which prevent the transmission of excessive and unacceptable noise levels between individual tenants and businesses in commercial structures and between individual dwelling units in multi-family residential structures. (I 11.10)



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**NOISE IMPACTS OF ENTERTAINMENT AND RESTAURANT/BAR LAND USES****Objective**

- 11.9 Minimize excessive noise generated by entertainment and restaurant/bar establishments and limit noise spillover from these uses into adjacent residential or other "noise-sensitive" land uses.

**Policies**

- 11.9.1 Require that entertainment and restaurant/bar uses take appropriate steps to control the activities of their patrons onsite, as well as within a reasonable and legally justified distance from the place of business, to minimize potential noise-related impacts on adjacent residential neighborhoods. (I 11.11)
- 11.9.2 Discourage the development of new nightclubs, discotheques, and other high noise-generating entertainment uses directly adjacent to any residential neighborhoods, residential dwelling units, schools, health care facilities, or other "noise-sensitive" land uses, unless it is demonstrated that adequate measures can be installed and employed by these establishments to adequately mitigate the potential impacts of onsite operations and/or offsite customer activities upon these areas. (I 11.8)
- 11.9.3 Prohibit the location of uses characterized by excessive noise, such as fast food restaurants with drive-through speakers, adjacent to residential neighborhoods. (I 11.6)

**NOISE IMPACTS OF RAILROAD USES****Objective**

- 11.10 Minimize the noise impacts created by railroad transit (freight and passenger) on residential uses and other "noise-sensitive" land uses.

**Policy**

- 11.10.1 Work with railroad operators using facilities that cross through the City of American Canyon to install noise mitigation features where operations impact existing adjacent residential or other "noise-sensitive" uses. (I 11.20)

**ANALYSIS AND MITIGATION OF CITYWIDE STATIONARY (FIXED-SOURCE) NOISE IMPACTS****Objective**

- 11.11 Ensure that the noise impacts of stationary sources are adequately mitigated.



**Policies**

- 11.11.1 Require the completion of detailed and independent acoustical analyses on any new or renovated land uses or structures determined by the City to be potential major stationary noise sources. Such studies will be completed and reviewed, with recommended mitigation measures successfully implemented and tested, prior to the issuance of a Certificate of Occupancy for said land use or structure. (I 11.12)
- 11.11.2 Encourage major stationary noise generating sources throughout the City of American Canyon to voluntarily install additional noise buffering or reduction mechanisms within their facilities to reduce noise generation levels to the lowest extent practicable. (I 11.13)
- 11.11.3 Require the installation of noise buffering or reduction mechanisms within major stationary noise generating sources located throughout the City prior to the renewal of Conditional Use Permits or prior to the approval and/or issuance of new Conditional Use Permits for said facilities, in order to reduce their noise generation levels to the lowest extent practicable. (I 11.13)



## IMPLEMENTATION PROGRAMS

The following programs implement the noise policies contained in the preceding subsection of the Plan. The capital "I" and number preceding each program are referenced by the policies that they implement.

### NOISE ORDINANCES, REGULATIONS, AND GUIDELINES

- I 11.1 Continue to enforce an appropriate and legally adequate local Noise Ordinance to comply with the State's Noise Insulation Standards. Said ordinance shall contain policies and regulations addressing both overall (ambient) and stationary source (intrusive) noise impacts.
- Responsibility:** City of American Canyon Planning Department  
**Funding Source:** City of American Canyon General Fund and/or penalty fees collected from code violations  
**Schedule:** As necessary or as funding permits
- I 11.2 Record changes that occur in the community's noise environment by reviewing available technical and acoustical data and studies conducted for proposed projects. The existing local noise map shall be updated as new information about the community's noise environment becomes available, to ensure accuracy in land use compatibility planning and the mitigation of noise impacts.
- Responsibility:** City of American Canyon Planning Department  
**Funding Source:** City of American Canyon General Fund, development application fees, and/or available funding sources approved by the City  
**Schedule:** Document changes in the City's noise environment as they occur and update the noise map annually or as funding permits
- I 11.3 Include provisions within the American Canyon local Noise Ordinance which require that, prior to the issuance of Certificates of Occupancy and/or Certification of Completion, habitable areas in "noise-sensitive" uses exhibiting noise levels of 60 dB(A) Ldn or greater demonstrate that interior noise levels will not exceed a Ldn of 45 dB(A). Facilities failing to meet this requirement shall be required to install mitigation measures that reduce interior noise levels to within a 45 dB(A) Ldn level, prior to the issuance of any certificates.
- Responsibility:** City of American Canyon Planning Department  
**Funding Source:** Administration: City of American Canyon General Fund and/or development application fees  
 Technical Report: Development applicant.  
**Schedule:** As development projects are submitted or as funding permits



I 11.4 Modify the City's industrial and commercial zoning development standards to require that proposed projects be designed in a sensitive manner to minimize potential noise impacts on adjacent residential and "noise-sensitive" uses. Zoning modifications should include:

- the requirement that vehicle access points be located and oriented away from residential and/or "noise-sensitive" parcels.
- the requirement that loading and shipping facilities be located and oriented away from adjacent "noise-sensitive" uses.
- the requirement that fences, walls, landscaping and other noise buffers and barriers be incorporated between incompatible uses.
- the requirement that structural building materials, which mitigate sound transmission, be incorporated into new commercial and industrial developments.
- the requirement that interior spaces be configured to minimize sound amplification and transmission.

**Responsibility:** City of American Canyon Planning Department

**Funding Source:** City of American Canyon General Fund and/or development application fees

**Schedule:** Within 18 months of the General Plan's adoption in concert with the preparation of the revised zoning ordinance, or as funding permits

I 11.5 Implement policies and programs of the General Plan's **Land Use and Circulation Elements** relating to the further development and use of alternative modes of travel, such as bicycles and walking, to reduce noise producing auto trips generated by new development projects in American Canyon.

**Responsibility:** City of American Canyon Planning Department

**Funding Source:** City of American Canyon General Fund and/or development application fees

**Schedule:** As development projects are submitted or as funding permits

I 11.6 Revise the City of American Canyon's Noise Ordinance so that it contains provisions that specifically address and sufficiently regulate or limit:

- the use of leaf blowers, parking lot sweepers, and other high noise generating equipment.
- the hours of truck deliveries to commercial or industrial land uses abutting residential and other "noise-sensitive" uses.

**Responsibility:** City of American Canyon Planning Department

**Funding Source:** City of American Canyon General Fund and/or development application fees



**Schedule:** Within 18 months of the General Plan's adoption in concert with the preparation of the revised zoning ordinance, or as funding permits

I 11.7 Revise the American Canyon Noise Ordinance so that it specifically addresses the following:

- the regulation and limitation of the hours of construction activities (particularly those occurring near residences).
- the requirement that construction contractors and their employees utilize operational techniques and practices that minimize the generation of adverse and/or excessive noise on adjacent land uses.

**Responsibility:** City of American Canyon Planning Department

**Funding Source:** City of American Canyon General Fund and/or development application fees

**Schedule:** Within 18 months of the General Plan's adoption in concert with the preparation of the revised zoning ordinance, or as funding permits

I 11.8 Revise the American Canyon Noise Ordinance so that it contains provisions that specifically require all new and existing entertainment and restaurant/bar land uses to either go through a discretionary development approval process or a renewal of conditional use permit process. The ordinance will include measures that require said land uses to limit ambient noise levels emanating from the establishment at a distance of 50 feet, or within ten feet of any dwelling unit (whichever is more restrictive). Through these processes, locating such facilities adjacent to "noise-sensitive" land uses shall be discouraged or prohibited, unless it can be demonstrated that the potential noise-related impacts of the project can be mitigated to a level of insignificance.

**Responsibility:** City of American Canyon Planning Department

**Funding Source:** City of American Canyon General Fund and/or development application fees

**Schedule:** Within 18 months of the General Plan's adoption in concert with the preparation of the revised zoning ordinance, or as funding permits

## DEVELOPMENT REVIEW

I 11.9 Utilize the local planning, design and environmental review process to ensure that proposed commercial land uses are located below residential uses within mixed-use structures and are not overly noise-intensive. Additionally, require that the transfer of noise and vibration from the commercial uses to residential uses are minimized to the greatest extent practicable through innovative design and construction measures.



**Responsibility:** City of American Canyon Planning Department  
**Funding Source:** City of American Canyon General Fund and/or development application fees  
**Schedule:** As development projects are submitted or as funding permits

- I 11.10 Utilize the local planning, design, and environmental review process as well as the existing local building inspection process to ensure that all applicable provisions of the Uniform Building Code and the American Canyon Municipal Code, which prevent and mitigate the transmission of excessive and unacceptable noise levels between tenants and businesses in commercial structures and between individual dwelling units within multi-family residential structures, are adequately enforced.

**Responsibility:** City of American Canyon Planning Department  
**Funding Source:** City of American Canyon General Fund and/or development application fees  
**Schedule:** As development projects are submitted

- I 11.11 Utilize the discretionary review process through conditions of approval and police enforcement to require that all local entertainment and restaurant/bar land uses appropriately control and limit the activities and noise of patrons in and around their facilities to reduce potential noise-related impacts on surrounding local residences.

**Responsibility:** City of American Canyon Planning Department  
**Funding Source:** City of American Canyon General Fund development application fees and/or penalty fees collected from code violators  
**Schedule:** As development projects are submitted

- I 11.12 New and expanded projects that are determined to be a potential major stationary noise source (based on the results of the local initial study and environmental checklist) shall fund and complete a specific acoustical analysis to identify, determine, and analyze potential impacts and propose appropriate mitigation measures. Said mitigation measures must be installed and tested prior to the issuance of a Certificate of Occupancy for the structure (such an analyses shall be similar to the environmental review process to assure the independence and objectivity of the findings).

**Responsibility:** City of American Canyon Planning Department  
**Funding Source:** Administration: City of American Canyon General Fund and/or development application fees  
Technical Report: Development applicant funds  
**Schedule:** As development projects are submitted or as funding permits



- I 11.13 Utilize the local planning, design and environmental review process and existing building inspection process to encourage major stationary noise generators to install additional noise buffering or reduction techniques that reduce noise generation levels in and around their facilities. Installation of such measures shall be required prior to the renewal or issuance of a Conditional Use Permit.
- Responsibility:** City of American Canyon Planning Department  
**Funding Source:** City of American Canyon General Fund, development application fees, and/or available funding sources approved by the City  
**Schedule:** Ongoing, as funding permits
- I 11.14 Utilize the development and environmental review process to ensure that noise impacts are adequately addressed and sufficiently mitigated and that adverse conditions will not arise as a result of new development (in accordance with the California insulation standards of the State Building Code and the policies set forth in the Noise Element of the General Plan).
- Responsibility:** City of American Canyon Planning Department  
**Funding Source:** City of American Canyon General Fund and/or development application fees  
**Schedule:** As development projects are submitted or as funding permits
- I 11.15 Require a noise evaluation for all projects as part of the planning and environmental review process to determine if unacceptable noise levels will be created or experienced. Should noise abatement be necessary, a required technical report containing a detailed evaluation of existing and/or projected noise impacts and effective mitigation measures shall be submitted. This report shall also propose alternate land uses if it is determined that the mitigation measures required to address the project's excessive noise levels necessarily entail the construction of unusually large physical barriers.
- Responsibility:** City of American Canyon Planning Department  
**Funding Source:** Administration: City of American Canyon General Fund and/or development application fees.  
 Technical Report: Development applicant  
**Schedule:** As development projects are submitted or as funding permits
- I 11.16 Utilize the development review process to ensure that nonresidential developments design and configure their street grids and access points in such a way as to avoid impacting adjacent residential or "noise-sensitive" uses.



**Responsibility:** City of American Canyon Planning Department  
**Funding Source:** Administration: City of American Canyon General Fund and/or development application fees.  
 Technical Report: Development applicant funds  
**Schedule:** As development projects are submitted or as funding permits

- I 11.17 Utilize the development review process to ensure that new projects in American Canyon incorporate site and architectural design features that mitigate noise impacts on sensitive land uses.

**Responsibility:** City of American Canyon Planning Department  
**Funding Source:** City of American Canyon General Fund  
**Schedule:** As necessary and as funding permits

#### AGENCY COORDINATION

- I 11.18 Coordinate meetings with the California Department of Transportation (Caltrans) to encourage the State agency to operate in a manner consistent with community noise standards and implement measures to reduce excessive noise impacts on the community.

**Responsibility:** City of American Canyon Public Works Department in coordination with Caltrans  
**Funding Source:** City of American Canyon General Fund and/or any other funding sources approved by the City  
**Schedule:** As necessary or as funding permits

- I 11.19 Meet with representatives of the Napa County Transit District, the Napa County Airport Authority, and other local and regional transportation providers to discuss their vehicles' impacts on local noise conditions as well as feasible mitigation measures, which shall be implemented to reduce such impacts.

**Responsibility:** City of American Canyon Planning Department  
**Funding Source:** City of American Canyon General Fund and/or any other funding sources approved by the City  
**Schedule:** Meetings shall occur annually or more frequently if the need arises and funding permits

- I 11.20 Review local railroad procedures and operations to determine their potential noise-related impacts on the community. As necessary, staff shall meet with railroad officials to discuss and/or suggest noise mitigation measures that could reduce railroad noise-related impacts on the community.

**Responsibility:** City of American Canyon Public Works Department  
**Funding Source:** City of American Canyon General Fund and/or any other funding sources approved by the City  
**Schedule:** Ongoing, as funding permits



- I 11.21 Coordinate with the Napa County Airport to ensure that the routing of aircraft do not adversely affect residential areas of the City.
- Responsibility:** City of American Canyon Planning Department in cooperation with the Napa County Airport
- Funding Source:** City of American Canyon General Fund and/or any other funding sources approved by the City
- Schedule:** Ongoing, as funding permits

#### CODE ENFORCEMENT

- I 11.22 Enforce a City Noise Ordinance that supports applicable sections of the California Vehicle Code related to vehicle or equipment mufflers and modified exhaust systems and provides for the regulation and limitation of high noise-generating vehicles, equipment and construction activities to reduce their potential impacts on local "noise-sensitive" uses.
- Responsibility:** City of American Canyon Planning Department
- Funding Source:** City of American Canyon General Fund and/or penalty fees collected from code violations
- Schedule:** As necessary and as funding permits
- I 11.23 Enforce the City's zoning codes that only allow industrial, agricultural, or other open space uses within the 65 CNEL contour of the Napa Airport.
- Responsibility:** City of American Canyon Planning Department
- Funding Source:** City of American Canyon General Fund
- Schedule:** As necessary and as funding permits
- I 11.24 Enforce the noise standards contained in the Airport Land Use Compatibility Plan (ALUP) for development located in the vicinity of Napa Airport.
- Responsibility:** City of American Canyon Planning Department
- Funding Source:** City of American Canyon General Fund
- Schedule:** As necessary and as funding permits

#### CITY VEHICLE/EQUIPMENT NOISE PROGRAM

- I 11.25 Purchase vehicles and other noise generating mechanical equipment that comply with and conform to the latest available noise standards and requirements. Existing City owned vehicles and noise generating equipment shall be upgraded/retrofitted to achieve the same goal.
- Responsibility:** City of American Canyon Public Works
- Funding Source:** City of American Canyon General Fund and/or any other funding sources approved by the City
- Schedule:** As budgetary and operational conditions permit















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